

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

73 St Georges Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$2,135,000

Property Type

House

Suburb

Elsternwick

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	47 Murray St ELSTERNWICK 3185	\$4,200,000	27/02/2024
2	69 Shoobra Rd ELSTERNWICK 3185	\$4,055,000	01/03/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/04/2024 16:06



3 bedrooms - 1 bathroom

Property Type: House (Res)

Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending March 2024: \$2,135,000

Comparable Properties



47 Murray St ELSTERNWICK 3185 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 3 car spaces

Price: \$4,200,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 665 sqm approx



69 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 4 car spaces

Price: \$4,055,000

Method: Auction Sale

Date: 01/03/2024

Property Type: House (Res)

Land Size: 713 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.