

# 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

6/33 St Georges Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$702,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2021

to

30/09/2022

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	11/530 Glen Huntly Rd ELSTERNWICK 3185	\$605,000	03/09/2022
2	2/24 Kendall St ELWOOD 3184	\$585,000	09/08/2022
3	2/37 Orrong Rd ELSTERNWICK 3185	\$575,000	19/05/2022

**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:

10/11/2022 13:17



 2  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$595,000

**Median Unit Price**

Year ending September 2022: \$702,500

## Comparable Properties



**11/530 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$605,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** Apartment



**2/24 Kendall St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 09/08/2022

**Property Type:** Apartment



**2/37 Orrong Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 19/05/2022

**Property Type:** Apartment