

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/50 College Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,545,000 Property type Townhouse Suburb Elsternwick

Period - From 06/11/2023 to 05/11/2024 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 5a Ludbrook Av CAULFIELD SOUTH 3162	\$1,725,000	17/10/2024
2. 349b Nepean Hwy BRIGHTON EAST 3187	\$1,760,000	10/08/2024

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: 6/11/2024