

# 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 4/8 Elizabeth Street, 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 \$\* or range between \$770,000 & \$845,000

## Median sale price

Median price \$780,000 \*House \*Unit X Suburb Elsternwick

Period - From 01/07/2017 to 30/09/2017 Source REIV

## Comparable property sales

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
2/8 Elizabeth St, ELSTERNWICK VIC 3185	\$845,000	24/09/2017
5/36-38 Parnell St, ELSTERNWICK VIC 3185	\$834,000	25/11/2017
3/55 Westbury St, ST KILDA EAST VIC 3183	\$823,500	17/09/2017