

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

66 St Georges Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$2,162,500

Property Type House

Suburb Elsternwick

Period - From 27/06/2021

to

26/06/2022

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	79 St Georges Rd ELSTERNWICK 3185	\$3,600,000	26/02/2022
2	26 Downshire Rd ELSTERNWICK 3185	\$3,320,000	14/05/2022
3	26 Bailey Av ST KILDA EAST 3183	\$2,925,000	04/06/2022

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:

27/06/2022 15:56



5 3 2

Property Type: House
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,700,000
Median House Price
27/06/2021 - 26/06/2022: \$2,162,500

Comparable Properties



79 St Georges Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 3 2

Price: \$3,600,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 559 sqm approx



26 Downshire Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 2 1

Price: \$3,320,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 669 sqm approx



26 Bailey Av ST KILDA EAST 3183 (REI)

Agent Comments

4 2 2

Price: \$2,925,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)