

# 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 166 Brighton Road, Elsternwick

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,160,000 & \$1,275,000

## Median sale price

Median price \$1,645,000 Property type House Suburb Elsternwick

Period - From 1/1/21 to 31/3/21 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
39 Sebastopol Street, St Kilda East	\$1,312,000	8/5/21
17 Nepean Hwy, Elsternwick	\$1,390,000	13/4/21
55 Grosvenor Street, Balaclava	\$1,395,000	11/4/21

This Statement of Information was prepared on: 12/5/21