

# 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 5/33 Nepean Hwy, 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 \$950,000 & \$1,045,000

## Median sale price

Median price \$700,000 Property type Apart/Unit Suburb Elsternwick

Period - From 1/4/2022 to 30/6/2022 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
7/31 Pine Ave, Elwood	\$1,080,000	5/6/2022
5/10 Vautier Street, Elwood	\$1,025,000	25/6/2022
8/1 Hopetoun Street, Elsternwick	\$960,000	22/5/2022

This Statement of Information was prepared on:

06/10/2022