

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

76 St Georges Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$1,817,500

Property Type

House

Suburb

Elsternwick

Period - From

01/10/2019

to

31/12/2019

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	9 Talbot Av ST KILDA EAST 3183	\$3,150,000	01/03/2020
2	7 Gisborne St ELSTERNWICK 3185	\$2,925,000	14/09/2019
3	29 Regent St ELSTERNWICK 3185	\$2,876,000	29/02/2020

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:

03/03/2020 09:30



 4  2.5  2

Property Type: House

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



9 Talbot Av ST KILDA EAST 3183 (REI)

Agent Comments

 5  2  4

Price: \$3,150,000

Method: Auction Sale

Date: 01/03/2020

Rooms: 7

Property Type: House



7 Gisborne St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,925,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 750 sqm approx



29 Regent St ELSTERNWICK 3185 (REI)

Agent Comments

 3  2  1

Price: \$2,876,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 603 sqm approx