

# 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 5/8 Elizabeth Street, Elsternwick, Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price - or range between \$800,000 & \$880,000

## Median sale price

Median price \$560,000 Property type Unit Suburb Elsternwick

Period - From 01/07/2022 to 30/09/2022 Source REIV

## Comparable property sales

**A\*** These are the two 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
3/18 Parkside Street ELSTERNWICK 3185	\$850,000	11/10/2022
2/53 Narong Rd CAULFIELD NORTH 3161	\$862,000	21/08/2022

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than two comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/10/2022