

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

4/31 St Georges Road Elsternwick VIC 3185

Indicative selling price

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

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,750

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

6/81 St Georges Road Elsternwick VIC 3185	\$661,000	27-Nov-20
10/37 Melby Avenue St Kilda East VIC 3183	\$670,000	09-May-21
4/507 St Kilda Street Elwood VIC 3184	\$658,000	09-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 24 May 2021



**6/81 St Georges Road Elsternwick
VIC 3185**

2 1 1

Sold Price

\$661,000

Sold Date **27-Nov-20**

Distance

0.43km



**10/37 Melby Avenue St Kilda East
VIC 3183**

2 1 1

Sold Price

^{RS} **\$670,000**

Sold Date **09-May-21**

Distance

1.08km



**4/507 St Kilda Street Elwood VIC
3184**

2 1 1

Sold Price

\$658,000

Sold Date **09-Dec-20**

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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