

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

9 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 \$2,122,500

Property Type House

Suburb Elsternwick

Period - From 01/04/2021

to

30/06/2021

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 | 63 Orrong Rd ELSTERNWICK 3185 | \$2,375,000 | 20/06/2021 |
| 2 | 46 Shoobra Rd ELSTERNWICK 3185 | \$2,661,000 | 19/06/2021 |
| 3 | 12 The Avenue BALACLAVA 3183 | \$2,725,000 | 27/03/2021 |

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 628 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
June quarter 2021: \$2,122,500

Comparable Properties



63 Orrong Rd ELSTERNWICK 3185 (REI)

[Agent Comments](#)



Price: \$2,375,000
Method: Auction Sale
Date: 20/06/2021
Property Type: House (Res)



46 Shoobra Rd ELSTERNWICK 3185 (REI)

[Agent Comments](#)



Price: \$2,661,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House



12 The Avenue BALACLAVA 3183 (REI/VG)

[Agent Comments](#)



Price: \$2,725,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 647 sqm approx