

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

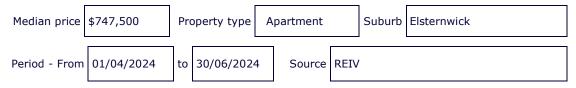
Address Including suburb and 10/19 Selwyn Street, Elsternwick 3185 postcode

## Indicative selling price

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

Single price \$655,000

#### Median sale price



#### **Comparable property sales**

**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
204/138 Glen Eira Rd, Elsternwick 3185	\$660,000	13/09/2024
22/488 Glen Huntly Rd, Elsternwick 3185	\$658,880	03/09/2024
101/5-7 Nepean Hwy, Elsternwick 3185	\$620,000	16/07/2024

This Statement of Information was prepared on: 11/11/2024