

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 7/11 Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$690,750 Property type Unit Suburb Elsternwick

Period - From 01/10/2023 to 0/09/2024 Source REIV

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
1. 10/20 Loch Av ST KILDA EAST 3183	\$300,000	14/10/2024
2. 51/6-8 Glen Eira Rd RIPPONLEA 3185	\$282,000	14/09/2024
3. 10/48 Magnolia Rd GARDENVALE 3185	\$295,000	01/09/2024

This Statement of Information was prepared on: 17/10/2024