## 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

56 Elster Avenue, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$2,150,000	Pro	operty Type	Hou	ISE		Suburb	Elsternwick
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Seach St CAULFIELD SOUTH 3162	\$1,900,000	10/11/2023
2	20 Brentani Av ELSTERNWICK 3185	\$1,885,000	19/10/2023
3	1c Cheeseman Av BRIGHTON EAST 3187	\$1,820,000	11/11/2023

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:

16/02/2024 12:37







**Property Type:** Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending December 2023: \$2,150,000

# **Comparable Properties**



2 Seach St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,900,000 Method: Private Sale Date: 10/11/2023 Property Type: House Land Size: 690 sqm approx



20 Brentani Av ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$1,885,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House (Res) Land Size: 630 sqm approx



1c Cheeseman Av BRIGHTON EAST 3187 (REI)



Price: \$1,820,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 682 sqm approx

#### Account - Marshall White | P: 03 9822 9999





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Agent Comments