

# 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

44 Elster Avenue, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### Median sale price

Median price \$2,195,000

Property Type House

Suburb Elsternwick

Period - From 11/11/2021

to

10/11/2022

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	30 Shoobra Rd ELSTERNWICK 3185	\$2,660,000	18/06/2022
2	451 Kooyong Rd ELSTERNWICK 3185	\$2,615,000	23/09/2022
3			

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:

11/11/2022 10:08

44 Elster Avenue, Elsternwick Vic 3185

**Jellis  
Craig**

Melina Scriva

9194 1200

0419 348 606

melinascriva@jellisrcraig.com.au

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

11/11/2021 - 10/11/2022: \$2,195,000



 4  1  5

**Property Type:** House

**Land Size:** 850 sqm approx

**Agent Comments**

## Comparable Properties



**30 Shoobra Rd ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

 4  2  1

**Price:** \$2,660,000

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** House (Res)

**Land Size:** 400 sqm approx



**451 Kooyong Rd ELSTERNWICK 3185 (REI)** **Agent Comments**

 3  2  2

**Price:** \$2,615,000

**Method:** Private Sale

**Date:** 23/09/2022

**Property Type:** House

**Land Size:** 1105 sqm approx

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.

**Account - Jellis Craig | P: 03 9194 1200**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.