

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 3/16 Seymour Road , Elsternwick 3185

Indicative selling price

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

Single price or range between \$900,0000 & \$990,000

Median sale price

Median price \$560,000 Property type Unit Suburb Elsternwick

Period - From 01/07/1011 to 30/09/2022 Source Elsternwick

Comparable properties

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 5/8 Elizabeth Street Elsternwick 3185 | \$880,000 | 20/11/2022 |
| 3/18 Parkside Street Elsternwick 3185 | \$850,000 | 11/10/2022 |

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: 25/11/2022