

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

8/20 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price*

Median price Property Type Suburb Elsternwick

Period - From to Source

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	4/11 Crotonhurst Av CAULFIELD NORTH 3161	\$680,000	12/12/2023
2	1/165 Glen Huntly Rd ELWOOD 3184	\$678,000	09/03/2024
3	5/33 St Georges Rd ELSTERNWICK 3185	\$642,000	09/12/2023

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: 09/04/2024 17:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
No median price available

Comparable Properties



4/11 Crotonhurst Av CAULFIELD NORTH 3161 (VG) **Agent Comments**

2 - -

Price: \$680,000
Method: Sale
Date: 12/12/2023
Property Type: Strata Unit/Flat



1/165 Glen Huntly Rd ELWOOD 3184 (REI) **Agent Comments**

2 1 -

Price: \$678,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Apartment



5/33 St Georges Rd ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$642,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit