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 pr	ice*	_						
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.

Ad	dress 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.









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 Agent Comments (VG)



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

1/165 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments





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

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



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

Agent Comments

Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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