

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

2/81 ST GEORGES ROAD ELSTERNWICK VIC 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

\$550,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

302/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$600,000	10-Mar-23
3/169 HOTHAM STREET BALACLAVA VIC 3183	\$591,000	27-Mar-23
14/68 CHAPEL STREET ST KILDA VIC 3182	\$580,000	16-Feb-23

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 6 months.

This Statement of Information was prepared on: 01 May 2023

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**302/7 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **10-Mar-23**

Distance **0.86km**



**3/169 HOTHAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$591,000** Sold Date **27-Mar-23**

Distance **0.58km**



**14/68 CHAPEL STREET ST KILDA
VIC 3182**

2 1 1

Sold Price **\$580,000** Sold Date **16-Feb-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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