

# 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 46 St Georges Rd, Elsternwick VIC 3185

## Indicative selling price

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

Single price \$  or range between \$2,950,000 & \$3,200,000

## Median sale price

Median price \$2,045,000 Property type House Suburb Elsternwick

Period - From 01/04/2022 to 31/03/2023 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
92 Gardenvale Rd GARDENVALE 3185	\$2,915,000	04/03/2023
20 Villiers St ELSTERNWICK 3185	\$2,713,000	25/03/2023

This Statement of Information was prepared on: 17/05/2023