

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 49 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Elsternwick

Period - From 01/07/2024 to 30/09/2024 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
1	79 Shoobra Rd ELSTERNWICK 3185	\$1,890,000	26/10/2024
2			
3			

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: 18/11/2024 13:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
September quarter 2024: \$1,707,500

Comparable Properties



79 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,890,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 538 sqm approx

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300