

# 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

20 Brentani Avenue, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$2,280,000

Property Type

House

Suburb

Elsternwick

Period - From

01/04/2023

to

30/06/2023

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
1	5 Rupert St ELSTERNWICK 3185	\$1,870,000	01/06/2023
2	90 Seymour Rd ELSTERNWICK 3185	\$1,800,000	06/05/2023
3	230 Glen Eira Rd ELSTERNWICK 3185	\$1,760,000	21/06/2023

**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:

27/09/2023 15:59



 4
  2
  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 657 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

June quarter 2023: \$2,280,000

## Comparable Properties



**5 Rupert St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

 4
  2
  2

**Price:** \$1,870,000

**Method:** Private Sale

**Date:** 01/06/2023

**Property Type:** House

**Land Size:** 742 sqm approx



**90 Seymour Rd ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

 3
  1
  2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 440 sqm approx

**230 Glen Eira Rd ELSTERNWICK 3185 (VG)**

**Agent Comments**

 3
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**Price:** \$1,760,000

**Method:** Sale

**Date:** 21/06/2023

**Property Type:** House (Res)

**Land Size:** 617 sqm approx