

# 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 56 Elster Avenue, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Elsternwick

Period - From 01/01/2023 to 31/12/2023 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	55 Union St BRIGHTON EAST 3187	\$1,725,000	16/12/2023
2	36 Elizabeth St BRIGHTON EAST 3187	\$1,700,000	13/11/2023
3	27A Charles St BRIGHTON EAST 3187	\$1,690,000	24/02/2024

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: 14/03/2024 10:58



 3  2  2

**Property Type:** House  
**Land Size:** 692 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending December 2023: \$2,150,000

## Comparable Properties



**55 Union St BRIGHTON EAST 3187 (REI/VG)** **Agent Comments**

 4  2  1

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



**36 Elizabeth St BRIGHTON EAST 3187 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2023  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx



**27A Charles St BRIGHTON EAST 3187 (REI)** **Agent Comments**

 3  2  4

**Price:** \$1,690,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx

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