## 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

79 Shoobra Road, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,815,000			
Median sale p	rice							
Median price	\$2,015,000	Pro	operty Type	Hou	ise		Suburb	Elsternwick
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	50 Hartington St ELSTERNWICK 3185	\$1,600,000	04/06/2024
2	56 Elster Av ELSTERNWICK 3185	\$1,769,500	29/04/2024
3	39 Hartington St ELSTERNWICK 3185	\$1,780,000	24/04/2024

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:

01/10/2024 15:14



# **BigginScott**





Property Type: House Land Size: 538 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,815,000 Median House Price Year ending June 2024: \$2,015,000

## **Comparable Properties**



50 Hartington St ELSTERNWICK 3185 (REI)



Price: \$1,600,000 Method: Sold Before Auction Date: 04/06/2024 Property Type: House (Res) Land Size: 484 sqm approx Agent Comments

Agent Comments



56 Elster Av ELSTERNWICK 3185 (REI)



Price: \$1,769,500 Method: Private Sale Date: 29/04/2024 Property Type: House Land Size: 692 sqm approx



39 Hartington St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$1,780,000 Method: Auction Sale Date: 24/04/2024 Property Type: House (Res) Land Size: 588 sqm approx

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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