

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 consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$2,015,000 Property Type House Suburb Elsternwick

Period - From 01/07/2023 to 30/06/2024 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	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



 3
  2
  2

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)

Agent Comments

 3
  1
  2

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



56 Elster Av ELSTERNWICK 3185 (REI)

Agent Comments

 3
  2
  2

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

 3
  2
  2

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

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