

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and postcode	8/34 Elizabeth Street, Elsternwick, Vic 3185				
Indicative selling price					
For the meaning of this p	price see consumer.v	ic.gov.au/underquo	ting		
Single price	-	or range between	\$720,000	&	\$790,000
Median sale price					
Median price	\$648,000 Property type Apartment Suburb			Elsternw	rick
Period - From	01/01/2023 to	31/03/2023 So	ource REIV		
Comparable property sales					
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: 05/06/2023					