

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

7/34 Elizabeth Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$830,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2022

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	8/34 Elizabeth St ELSTERNWICK 3185	\$851,000	09/07/2023
2	1/48a Balaclava Rd ST KILDA EAST 3183	\$845,000	18/06/2023
3	6/95 Tennyson St ELWOOD 3184	\$788,500	18/04/2023

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:

21/08/2023 15:44

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$830,000

Median Unit Price

Year ending June 2023: \$627,000

Comparable Properties



8/34 Elizabeth St ELSTERNWICK 3185 (REI)

Agent Comments

3 1 1

Price: \$851,000

Method: Auction Sale

Date: 09/07/2023

Property Type: Apartment



1/48a Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 18/06/2023

Property Type: Apartment



6/95 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$788,500

Method: Private Sale

Date: 18/04/2023

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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