

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 G04/10 St Georges 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 \$665,500 Property Type Unit Suburb Elsternwick

Period - From 01/04/2020 to 31/03/2021 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	Residence G.03/10 St Georges Rd ELSTERNWICK 3185	\$2,200,000	07/04/2021
2	Residence 1.04/10 St Georges Rd ELSTERNWICK 3185	\$1,325,000	18/02/2021
3			

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: 27/04/2021 10:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median Unit Price
Year ending March 2021: \$665,500

Comparable Properties



**Residence G.03/10 St Georges Rd
ELSTERNWICK 3185 (REI)**

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 07/04/2021
Property Type: Apartment



**Residence 1.04/10 St Georges Rd
ELSTERNWICK 3185 (REI)**

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 18/02/2021
Property Type: House

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. Comparable but not identical, G 03/10 is 171 square meters 1.04/10 is 117 first level no outdoor space