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<br>Including suburb and postcode | 3 MAYSBURY AVENUE ELSTERNWICK VIC 3185 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $2,500,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $2,300,000 | Property type | House | Suburb | Elsternwick |
| Period-from | 01 Nov 2022 | to | 31 Oct 2023 | Source | Corelogic |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

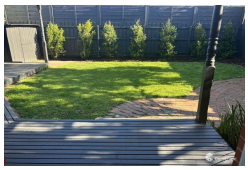
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 18 ELIZABETH STREET ELSTERNWICK VIC 3185 | $2,650,000 | 06-May-23 |
| 78 SHOOBRA ROAD ELSTERNWICK VIC 3185 | $2,750,000 | 21-Jun-23 |
| 20 VILLIERS STREET ELSTERNWICK VIC 3185 | $2,713,000 | 25-Mar-23 |

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 6 months.~~

This Statement of Information was prepared on: 01 November 2023

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**18 ELIZABETH STREET**
**ELSTERNWICK VIC 3185**

4 2 -

Sold Price **$2,650,000** Sold Date **06-May-23**

Distance **0.58km**



**78 SHOOBRA ROAD**
**ELSTERNWICK VIC 3185**

4 2 2

Sold Price **$2,750,000** Sold Date **21-Jun-23**

Distance **0.83km**



**20 VILLIERS STREET**
**ELSTERNWICK VIC 3185**

4 1 1

Sold Price **$2,713,000** Sold Date **25-Mar-23**

Distance **0.39km**

**RS** = Recent sale **UN** = Undisclosed Sale

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