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 | 6/50 Trevelyan Street, Elsternwick, VIC 3185 |

## Indicative selling price

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

Range between $330,000 & $340,000

## Median sale price

Median price 700,000 Property Type Unit Suburb ELSTERNWICK

Period - From 03/06/2024 to 02/12/2024 Source core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 8/134 Brighton Road Ripponlea Vic 3185 | $355,000 | 2024-09-25 |
| 2 11/481 Kooyong Road Elsternwick Vic 3185 | $340,500 | 2024-09-01 |
| 3 3/14 Olive Street Caulfield South Vic 3162 | $357,500 | 2024-07-27 |

This Statement of Information was prepared on: 03/12/2024