

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

17/3 Alexandra 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Apr 2020

to

31 Mar 2021

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

6/18 King Street Elsternwick VIC 3185	\$606,500	30-Jan-21
4/7 Coleridge Street Elwood VIC 3184	\$590,000	20-Feb-21
7/81 St Georges Road Elsternwick VIC 3185	\$611,000	04-Mar-21

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.~~

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6/18 King Street Elsternwick VIC 3185

2 1 1

Sold Price

\$606,500

Sold Date

30-Jan-21

Distance

0.8km



4/7 Coleridge Street Elwood VIC 3184

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

20-Feb-21

Distance

1.08km



7/81 St Georges Road Elsternwick VIC 3185

2 1 1

Sold Price

^{RS} **\$611,000**

Sold Date

04-Mar-21

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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