

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

72 Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$1,755,000

House

X

Unit

Suburb Elsternwick

Period - From 01/07/2016

to

30/06/2017

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	68 Gordon St ELSTERNWICK 3185	\$2,600,000	25/06/2017
2	75 St Georges Rd ELSTERNWICK 3185	\$2,500,000	28/08/2017
3	34 St Georges Rd ELSTERNWICK 3185	\$2,405,000	19/08/2017

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.~~



 5
  3
  4

Rooms:
Property Type: House
Land Size: 667 sqm approx

Agent Comments

Offered to the market for the very first time since it was built in the 1970s, this family home is complete with multiple living areas, the fantastic flexibility and choice of five bedrooms or four plus a study, three bathrooms (main ensuite), and a separately entered, fully self-contained granny flat/teenagers' retreat or ideal work-from-home set up.

Indicative Selling Price

\$2,200,000 - \$2,420,000

Median House Price

Year ending June 2017: \$1,755,000

Comparable Properties



68 Gordon St ELSTERNWICK 3185 (REI)

Agent Comments

 3
  1
  3

Price: \$2,600,000
Method: Auction Sale
Date: 25/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 644 sqm approx



75 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

 4
  2
  2

Price: \$2,500,000
Method: Sold After Auction
Date: 28/08/2017
Rooms: 8
Property Type: House
Land Size: 556 sqm approx



34 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

 4
  3
  2

Price: \$2,405,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 9
Property Type: House (Res)
Land Size: 580 sqm approx