

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	72 Shoobra Road, Elsternwick Vic 3185
•	
postcode	

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	Hou	se 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.

Add	dress 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.







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

Indicative Selling Price \$2,200,000 - \$2,420,000

Median House Price









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

Agent Comments

Comparable Properties



68 Gordon St ELSTERNWICK 3185 (REI)





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)







Price: \$2,500,000

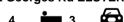
Method: Sold After Auction

Date: 28/08/2017

Rooms: 8

Property Type: House Land Size: 556 sqm approx

34 St Georges Rd ELSTERNWICK 3185 (REI)





Price: \$2,405,000 Method: Auction Sale Date: 19/08/2017

Rooms: 9

Property Type: House (Res) Land Size: 580 sqm approx **Agent Comments**

Agent Comments

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