

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

33 Trevelyan Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price*

Median price

House

Unit

Suburb

Elsternwick

Period - From

to

Source

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		
2		
3		

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
No median price available

Comparable Properties



681 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$1,410,000

Method: Auction Sale

Date: 14/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 405 sqm approx



15 Russell St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,352,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 418 sqm approx

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.