

# RT Edgar

## STATEMENT OF INFORMATION

26 August 2019

### Property offered for sale

7/17 Gordon Street, Elsternwick VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$450,000 & \$490,000

### Median sale price

Median price \$620,000 House Unit X Suburb Elsternwick

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Caulfield estate agent and Anders Simon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/30-32 Broadway, Elwood VIC 3184	\$545,000	30/05/2019
2 9/114a Westbury Close, Balaclava VIC 3183	\$528,000	03/08/2019
3 11/112-118 Gardenvale Road, Gardenvale VIC 3185	\$516,000	13/07/2019