

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

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	16 St James Pde ELSTERNWICK 3185	\$1,650,000	09/12/2017
2	13 Denver Cr ELSTERNWICK 3185	\$1,650,000	15/07/2017
3	7 Nelson St CAULFIELD SOUTH 3162	\$1,610,000	23/09/2017

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.

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2017: \$2,105,000



3 1 1

Rooms:

Property Type:

Land Size: approx. 630 sqm
approx

Agent Comments

Held by our family for some 55 years this original and superior solid brick home offers an unparalleled opportunity to renovate and extend. With its favourable north aspect the elevated garden allotment offers space, privacy and untapped potential that is often sought yet rarely available.

Comparable Properties



16 St James Pde ELSTERNWICK 3185 (REI)

3 2 1

Price: \$1,650,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 498 sqm approx

Agent Comments

Smaller land. Liveable updated condition. Similar location.



13 Denver Cr ELSTERNWICK 3185 (REI/VG)

3 1 1

Price: \$1,650,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

Smaller land. Liveable condition. Similar location.



7 Nelson St CAULFIELD SOUTH 3162 (REI/VG)

3 2 1

Price: \$1,610,000

Method: Private Sale

Date: 23/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Smaller land. Similar condition.