

# 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

1/1b Regent 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)

Single price

\$769,000

### Median sale price

Median price

\$740,600

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2020

to

30/09/2020

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	10/10 Parkside St ELSTERNWICK 3185	\$740,600	31/07/2020
2	3/124 Balaclava Rd CAULFIELD NORTH 3161	\$740,000	30/07/2020
3	2/5 St Georges Rd ELSTERNWICK 3185	\$732,500	05/10/2020

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.~~

This Statement of Information was prepared on:

28/10/2020 15:26



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/10 Parkside St ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$740,600

**Method:** Sold Before Auction

**Date:** 31/07/2020

**Rooms:** 3

**Property Type:** Apartment



**3/124 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 30/07/2020

**Property Type:** Apartment



**2/5 St Georges Rd ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$732,500

**Method:** Private Sale

**Date:** 05/10/2020

**Property Type:** Apartment