

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

9 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,817,500

Property Type House

Suburb Elsternwick

Period - From 01/10/2019

to 31/12/2019

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	35 Carlingford St ELSTERNWICK 3185	\$1,925,000	07/12/2019
2	158 Ormond Rd ELWOOD 3184	\$1,880,000	15/02/2020
3	5b Chloris Cr CAULFIELD 3162	\$1,811,000	04/12/2019

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:

14/03/2020 16:46

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2019: \$1,817,500



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



35 Carlingford St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 3 2

Price: \$1,925,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 417 sqm approx



158 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,880,000

Method: Private Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 311 sqm approx



5b Chloris Cr CAULFIELD 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,811,000

Method: Sold Before Auction

Date: 04/12/2019

Property Type: Townhouse (Res)

Land Size: 323 sqm approx