

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

2a Bayview Street, ELSTERNWICK 3185

## Indicative selling price

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

Single price

\$

or range between

\$1,675,000

&

\$1,750,000

## 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

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

5b Chloris Cr CAULFIELD 3162	\$1,811,000	4/12/2019
61 Almond St CAULFIELD SOUTH 3162	\$1,770,000	05/12/2019
15a Kooyong Road, Caulfield North VIC 3161	\$1,750,000	24/11/2019

This Statement of Information was prepared on:

04/02/2020