

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

2A Liscard Street, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,725,000

House

X

Unit

Suburb Elsternwick

Period - From 01/10/2018

to

31/12/2018

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	170 Orrong Rd CAULFIELD NORTH 3161	\$1,710,000	18/11/2018
2	20 Bailey Av ST KILDA EAST 3183	\$1,606,000	14/10/2018
3	49 Edward St ELSTERNWICK 3185	\$1,580,000	23/02/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2018: \$1,725,000

Comparable Properties



170 Orrong Rd CAULFIELD NORTH 3161 (REI) Agent Comments

 4  2  2

Price: \$1,710,000
Method: Auction Sale
Date: 18/11/2018
Rooms: 5
Property Type: House (Res)
Land Size: 536 sqm approx



20 Bailey Av ST KILDA EAST 3183 (REI/VG) Agent Comments

 3  1  -

Price: \$1,606,000
Method: Auction Sale
Date: 14/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 480 sqm approx



49 Edward St ELSTERNWICK 3185 (REI) Agent Comments

 3  2  1

Price: \$1,580,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 380 sqm approx