

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

14/29-31 Sandham Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2019

to 30/06/2019

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	17/22 Allison Rd ELSTERNWICK 3185	\$530,000	03/08/2019
2	22/9 Meadow St ST KILDA EAST 3183	\$510,000	18/08/2019
3	6/29 Nepean Hwy ELSTERNWICK 3185	\$476,000	24/08/2019

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:

07/10/2019 13:31



2 1 2

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

17/22 Allison Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Apartment



22/9 Meadow St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Auction Sale

Date: 18/08/2019

Property Type: Apartment



6/29 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$476,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment