

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

4/2a Parkside Street, Elsternwick Vic 3185

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/04/2017

to

30/06/2017

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	4/3 Gardenvale Rd CAULFIELD SOUTH 3162	\$585,000	09/09/2017
2	4/7a Coleridge St ELWOOD 3184	\$567,000	17/05/2017
3	12/539 Glen Huntly Rd ELSTERNWICK 3185	\$550,000	17/06/2017

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.



2 1 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median House Price
June quarter 2017: \$1,940,000

Comparable Properties



4/3 Gardenvale Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$585,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 3
Property Type: Apartment



4/7a Coleridge St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$567,000
Method: Private Sale
Date: 17/05/2017
Rooms: 3
Property Type: Apartment



12/539 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: Apartment