

122 Orrong Rd, Elsternwick 3185 VIC



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	122 Orrong Road, ELSTERNWICK 3185
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ **1,400,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **\$2,165,000** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **September 2017** to **December 2017** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 8 Acacia Street, Elsternwick 3185	\$ 1,200,000	16/12/2017
2. 42 Edward Street, Elsternwick 3185	\$ 1,500,000	21/12/2017
3. 396 Glen Eira Road, Caulfield 3162	\$ 1,285,000	15/10/2017

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*