

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

1/39 Nepean Highway, Elsternwick Vic 3185

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

Range between \$570,000

&

\$627,000

Median sale price

Median price \$748,000

House

Unit

X

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	7/15-17 Alexandra Av ELSTERNWICK 3185	\$611,500	27/05/2017
2	2/14 Nepean Hwy BRIGHTON 3186	\$599,000	17/07/2017
3	8/88 Brighton Rd RIPPONLEA 3185	\$585,000	09/09/2017

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 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/15-17 Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$611,500

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment



2/14 Nepean Hwy BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$599,000

Method: Sold Before Auction

Date: 17/07/2017

Rooms: 4

Property Type: Apartment



8/88 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: Apartment