

Statement of Information

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

Property offered for sale

Address Including suburb and postcode.	2/55 College St, Elsternwick VIC 3185
--	--

Indicative selling price

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

Single Price \$ or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ *House ☐ *Unit ☒ Suburb or Locality
Period – from to Source

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 6 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. 3 Elster Avenue, Gardenvale VIC 3185	\$ 1,200,000	24/02/2019
2. 3/18 Parnell Street, Elsternwick VIC 3185	\$ 1,001,000	01/12/2018
3. 2/44 Snowdon Avenue, Caulfield VIC 3162	\$ 1,170,000	18/11/2018