

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

5/35 Nepean Highway, Elsternwick Vic 3185

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$642,500 House Unit X Suburb Elsternwick

Period - From 01/04/2018 to 30/06/2018 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	2/36 Riddell Pde ELSTERNWICK 3185	\$798,000	17/03/2018
2	5/41 Allison Rd ELSTERNWICK 3185	\$675,000	25/03/2018
3	13/39 Nepean Hwy ELSTERNWICK 3185	\$650,000	15/04/2018

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

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2018: \$642,500

Comparable Properties



2/36 Riddell Pde ELSTERNWICK 3185 (REI/VG) Agent Comments

 2  1  1

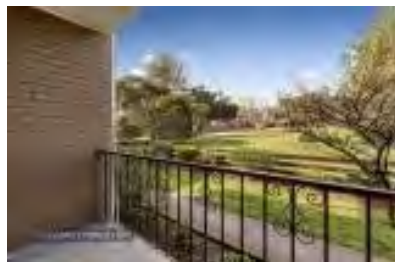
Price: \$798,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 3

Property Type: Villa



5/41 Allison Rd ELSTERNWICK 3185 (REI/VG) Agent Comments

 2  1  1

Price: \$675,000

Method: Auction Sale

Date: 25/03/2018

Rooms: 4

Property Type: Unit



13/39 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 15/04/2018

Rooms: -

Property Type: Apartment