

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$\* or range between \$\*400,000 & \$440,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$748,000 \*House \*unit X Suburb or locality 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/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 106/483 Glen Huntly Road Elsternwick	\$425,000	19/05/2017
2 4/4 Poets Grove Elwood	\$425,000	01/07/2017
3 3/2 Goathlands St ST KILDA EAST	\$398,500	26/06/2017