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Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price** June guarter 2017: \$1,940,000



Property Type: House (Res) Land Size: 388 sgm approx

Agent Comments

Comparable Properties



32 Downshire Rd ELSTERNWICK 3185 (REI)







(2)

Price:

Method: Auction Sale Date: 01/04/2017 Rooms: 6

Property Type: House Land Size: 544 sgm approx **Agent Comments**

Recently renovated. Only 1 living area. 4th bedroom was a separate studio. Larger land.



2 Kendall St ELWOOD 3184 (REI)

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Agent Comments

Modern renovation. Similar accommodation.

Price: \$2,550,000 Method: Private Sale Date: 16/06/2017

Rooms: 4

Property Type: House (Res) Land Size: 434 sqm approx



Agent Comments

Modern renovation. Only 1 living area. South

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facing back yard.



Price: \$2,475,000 Method: Auction Sale Date: 18/06/2017

Rooms: 4

Property Type: House (Res) Land Size: 468 sqm approx

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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	30 Shoobra Road, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,640,000	Range between	\$2,400,000	&	\$2,640,000
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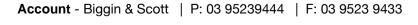
Median sale price

Median price	\$1,940,000	Н	ouse X	Su	ıburb	Elsternwick	
Period - From	01/04/2017	to	30/06/2017	Source	REIV	,	

Comparable property sales

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
32 Downshire Rd ELSTERNWICK 3185		01/04/2017
2 Kendall St ELWOOD 3184	\$2,550,000	16/06/2017
13 Edward St ELSTERNWICK 3185	\$2,475,000	18/06/2017







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