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**Indicative Selling Price**

\$2,400,000 - \$2,640,000

**Median House Price**

June quarter 2017: \$1,940,000



4 2 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 388 sqm approx

**Agent Comments**

## Comparable Properties



**32 Downshire Rd ELSTERNWICK 3185 (REI)**

4 3 2

**Price:**

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 544 sqm approx

**Agent Comments**

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



**2 Kendall St ELWOOD 3184 (REI)**

3 2 1

**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. Similar accommodation.



**13 Edward St ELSTERNWICK 3185 (REI)**

3 2 2

**Price:** \$2,475,000

**Method:** Auction Sale

**Date:** 18/06/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 468 sqm approx

**Agent Comments**

Modern renovation. Only 1 living area. South facing back yard.

## 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

30 Shoobra Road, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000

&

\$2,640,000

#### Median sale price

Median price \$1,940,000

House

X

Suburb

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