

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 6/12 Parkside Street, Elsternwick Vic 3185

## 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)

Range between \$1,100,000 & \$1,210,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$625,000 ~~\*House~~ \*Unit X Suburb Elsternwick

Period - From 01/10/2017 to 31/12/2017 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 considers to be most comparable to the property for sale.

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 1/25 Bertram St ELSTERNWICK 3185    | \$1,250,000 | 22/12/2017   |
| 1/2 Jasmine St CAULFIELD SOUTH 3162 | \$1,200,000 | 30/11/2017   |
| 2/17 Aileen Av CAULFIELD SOUTH 3162 | \$1,170,000 | 25/03/2018   |