

110/37 Park St, Elsternwick 3185 VIC



## Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

### Property offered for sale

|  |   |
|--|---|
| Address<br>Including suburb<br>and postcode. | <b>110/37 Park Street, ELSTERNWICK 3185</b> |
|--|---|

### 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 \$ **590,000** or range between \$  & \$

### Median sale price

(\*Select house or unit as applicable)

Median Price \$ **\$625,000** \*House ☐ \*Unit ☒ Suburb or Locality **Elsternwick**  
Period – from **January 2018** to **March 2018** Source **REIV**

### Comparable property sales

(\*Select A or B as applicable)

☒ **A\*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 113/37 Park Street, ELSTERNWICK 318     | <b>\$ 622,500</b> | <b>22/04/2018</b> |
| 2. 410/28 Riddell Parade, ELSTERNWICK 3185 | <b>\$ 580,000</b> | <b>06/04/2018</b> |
| 3. 11/194 Alma Road, ELSTERNWICK 3185      | <b>\$ 630,000</b> | <b>25/01/2018</b> |

OR

☐ **B\*** ☐ **Either** 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 6 months.\*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.\*