



 2  
  1  
  1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

**Agent Comments**

Whether you're purchasing your first home or scaling down from a bigger property this delightful 2 bedroom villa home is ideal in every way. A prime residential location close to all desired amenities makes this spacious sun filled abode a home for all seasons.

**Indicative Selling Price**

\$725,000 - \$797,500

**Median Unit Price**

Year ending March 2017: \$700,000

## Comparable Properties



**2/9 Bertram St ELSTERNWICK 3185 (VG)**

 2  
  -  
  -

**Price:** \$826,500

**Method:** Sale

**Date:** 16/01/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Updated villa in a quiet residential spot close to Gardenvale Park. One of only four homes.



**6/24 Elster Av ELSTERNWICK 3185 (REI/VG)**

 2  
  -  
  -

**Price:** \$780,000

**Method:** Private Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** Unit

**Agent Comments**

Updated villa in a quiet residential location close to Gardenvale Park. One of only eight homes.



**5/30 College St ELSTERNWICK 3185 (REI)**

 2  
  1  
  1

**Price:** \$716,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** 3

**Property Type:** Villa

**Agent Comments**

Neat original 2 bedroom villa in a convenient residential location. One of only five homes.

## 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

5/17-21 Oswald 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)

Range between \$725,000

&

\$797,500

#### Median sale price

Median price \$700,000

Unit X

Suburb Elsternwick

Period - From 01/04/2016

to 31/03/2017

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
2/9 Bertram St ELSTERNWICK 3185	\$826,500	16/01/2017
6/24 Elster Av ELSTERNWICK 3185	\$780,000	01/04/2017
5/30 College St ELSTERNWICK 3185	\$716,000	03/06/2017