

Susan Sluiter
9536 9266
0457 588 858
ssluiters@bigginscott.com.au

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	433 St Kilda Street, Elwood Vic 3184
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Indicative selling price

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

Range between	\$1,800,000	&	\$1,950,000
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Median sale price

Median price	\$1,820,000	House	X	Unit		Suburb	Elwood
Period - From	01/07/2017	to	30/09/2017	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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Charles St ELSTERNWICK 3185	\$2,000,000	21/05/2017
2	532 New St BRIGHTON 3186	\$1,960,000	16/09/2017
3	24 Clarence St ELSTERNWICK 3185	\$1,940,000	20/05/2017

OR

B* 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 six months.



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Rooms:
Property Type: House
Agent Comments

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Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
September quarter 2017: \$1,820,000

Comparable Properties



8 Charles St ELSTERNWICK 3185 (REI)

Agent Comments

4 1 2

Price: \$2,000,000
Method: Auction Sale
Date: 21/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 480 sqm approx



532 New St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,960,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 347 sqm approx



24 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,940,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House - Duplex (Semi-detached)
Land Size: 415 sqm approx