

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

16 St James Parade, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/10/2016

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	4 College St ELSTERNWICK 3185	\$1,725,000	26/08/2017
2	3a Alexandra Av ELSTERNWICK 3185	\$1,690,000	14/10/2017
3	186 Hotham St ELSTERNWICK 3185	\$1,465,500	02/07/2017

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.~~



 3
  2
  1

Rooms:
Property Type: House
Land Size: 498.027 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,700,000
Median House Price
 Year ending September 2017: \$1,940,000

Period Character meets Modern Style This beautiful 3 bedroom brick Californian Bungalow provides period character and charm with the added attraction of modern updates to create an ideal blend of comfort and convenience. Situated on a spacious yet manageable corner allotment within the coveted O'Neill estate, this property presents a rare opportunity for astute buyers to secure their real estate future in this prized residential locale.

Comparable Properties



4 College St ELSTERNWICK 3185 (REI)

Agent Comments

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  2

Price: \$1,725,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 464 sqm approx



3a Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments

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  2
  -

Price: \$1,690,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx



186 Hotham St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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  1
  1

Price: \$1,465,500
Method: Auction Sale
Date: 02/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 323 sqm approx