

## 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	339 Kooyong Road, Elsternwick Vic 3185
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,750,000	&	\$1,900,000
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#### Median sale price

Median price	\$2,105,000	House	X	Unit		Suburb	Elsternwick
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	13 Parnell St ELSTERNWICK 3185	\$2,000,000	15/05/2017
2	171 North Rd GARDENVALE 3185	\$1,880,000	27/05/2017
3	82 Trevelyan St CAULFIELD SOUTH 3162	\$1,830,000	12/05/2017

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.~~



3 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 689 sqm approx

**Agent Comments**

## Comparable Properties



**13 Parnell St ELSTERNWICK 3185 (REI)**

2 2 2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 15/05/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 650 sqm approx

**Agent Comments**

Smaller land. Older renovation. Similar accommodation.



**171 North Rd GARDENVALE 3185 (REI)**

5 2 2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 538 sqm approx

**Agent Comments**

Smaller land. Similar condition. Similar location.



**82 Trevelyan St CAULFIELD SOUTH 3162 (REI/VG)**

3 1 2

**Price:** \$1,830,000

**Method:** Sold Before Auction

**Date:** 12/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 673 sqm approx

**Agent Comments**

Older renovation. Smaller land. Less accommodation.