

52 Prentice Street, Elsternwick 3185 VIC



Statement of Information

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

Property offered for sale

Address Including suburb and postcode.	52 Prentice Street, Elsternwick 3185
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ or range between \$ **1,200,000** & \$ **1,300,000**

Median sale price

(*Select house or unit as applicable)

Median Price \$ **1,890,000** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **April 2018** to **June 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. 43 Crimea Street, Caulfield North 3161	\$ 1,295,000	06/05/2018
2. 33 Trevelyan Street, Elsternwick 3185	\$ 1,280,000	30/06/2018
3. 4 Raymond Grove, Caulfield 3162	\$ 1,190,000	22/08/2018

* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. “