

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 21 Bayview 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) (\*Delete single price or range as applicable)

Single price \$1,680,000

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price 2,240,000

\*House

X

\*Unit

Suburb

Elsternwick

Period - From 01/01/2018

to

31/03/2018

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 considers to be most comparable to the property for sale.

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 5 Holroyd Av ST KILDA EAST 3183  | \$1,750,000 | 06/05/2018   |
| 2 Oak Cr CAULFIELD NORTH 3161    | \$1,610,000 | 29/04/2018   |
| 45 Downshire Rd ELSTERNWICK 3185 | \$1,570,000 | 19/05/2018   |