

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

46c Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/04/2017

to

30/06/2017

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	30 Shoobra Rd ELSTERNWICK 3185	\$2,590,000	22/08/2017
2	75 St Georges Rd ELSTERNWICK 3185	\$2,500,000	28/08/2017
3	13 Edward St ELSTERNWICK 3185	\$2,475,000	18/06/2017

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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Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

June quarter 2017: \$1,940,000



4 4 3

Rooms:

Property Type: House

Land Size: 478 sqm approx

Agent Comments

Comparable Properties



30 Shoobra Rd ELSTERNWICK 3185 (REI)

4 2 1

Price: \$2,590,000

Method: Private Sale

Date: 22/08/2017

Rooms: 6

Property Type: House

Land Size: 390 sqm approx

Agent Comments

Smaller Land. Similar Condition.



75 St Georges Rd ELSTERNWICK 3185 (REI)

4 2 2

Price: \$2,500,000

Method: Sold After Auction

Date: 28/08/2017

Rooms: 8

Property Type: House

Land Size: 556 sqm approx

Agent Comments

Larger Land. Older Renovation.



13 Edward St ELSTERNWICK 3185 (REI)

3 2 2

Price: \$2,475,000

Method: Auction Sale

Date: 18/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 468 sqm approx

Agent Comments

Similar Land. Similar Condition. Smaller House.