

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for | sale |
|-----------------|---------|-----|------|
|-----------------|---------|-----|------|

| Address              | 16/15 Elm Avenue, Elsternwick Vic 3185 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between | \$380,000 | & | \$418,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$647,500  | Hou | se         | Unit | Х      | Subu | Elsternwick |
|---------------|------------|-----|------------|------|--------|------|-------------|
| Period - From | 01/10/2017 | to  | 30/09/2018 |      | Source | REIV |             |

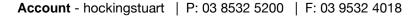
#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale 1 6/27 Venus St CAULFIELD SOUTH 3162 \$469,000 06/08/2018 2 3/118a Murray St CAULFIELD 3162 \$430,000 19/07/2018 3 4/178 Sycamore St CAULFIELD SOUTH 3162 \$427,000 09/11/2018

#### 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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## hockingstuart





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price** \$380,000 - \$418,000 **Median Unit Price** Year ending September 2018: \$647,500

### Comparable Properties



6/27 Venus St CAULFIELD SOUTH 3162 (REI/VG)



Price: \$469.000 Method: Private Sale Date: 06/08/2018

Rooms: -

Property Type: Apartment

3/118a Murray St CAULFIELD 3162 (VG)





Price: \$430,000 Method: Sale Date: 19/07/2018

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 

Agent Comments



4/178 Sycamore St CAULFIELD SOUTH 3162

(REI)





Price: \$427,000 Method: Private Sale Date: 09/11/2018

Rooms: -

Property Type: Apartment

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments