

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 16/15 Elm Avenue, Elsternwick Vic 3185

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 House Unit X Suburb 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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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)

Agent Comments

2
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Price: \$469,000

Method: Private Sale

Date: 06/08/2018

Rooms: -

Property Type: Apartment

3/118a Murray St CAULFIELD 3162 (VG)

Agent Comments

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Price: \$430,000

Method: Sale

Date: 19/07/2018

Rooms: -

Property Type: Strata Unit/Flat



4/178 Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

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 1

Price: \$427,000

Method: Private Sale

Date: 09/11/2018

Rooms: -

Property Type: Apartment