### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

63 Seymour Road, Elsternwick Vic 3185

#### Indicative selling price

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

Range between \$3,100,000	&	\$3,400,000
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#### Median sale price

Median price	\$1,817,500	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	33 Elizabeth St ELSTERNWICK 3185	\$3,900,000	16/11/2019
2	13 Trevelyan St ELSTERNWICK 3185	\$3,450,000	21/09/2019
3	17 Liscard St ELSTERNWICK 3185	\$3,150,000	07/09/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2020 09:46





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**Indicative Selling Price** \$3,100,000 - \$3,400,000 **Median House Price** December guarter 2019: \$1,817,500



Property Type: House (Previously Occupied - Detached) Land Size: 697 sgm approx

Agent Comments

# Comparable Properties

33 Elizabeth St ELSTERNWICK 3185 (VG)





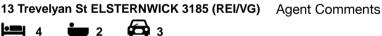


**6**3 -

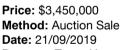
Price: \$3.900.000 Method: Sale Date: 16/11/2019

Property Type: House (Res) Land Size: 920 sqm approx









Property Type: House (Res) Land Size: 836 sqm approx







Price: \$3,150,000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res) Land Size: 528 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





**Agent Comments** 

**Agent Comments**