

# 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

63 Seymour Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,100,000

&

\$3,400,000

### Median sale price

Median price \$1,817,500

Property 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   | 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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$3,100,000 - \$3,400,000

**Median House Price**

December quarter 2019: \$1,817,500



4 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 697 sqm approx

**Agent Comments**

## Comparable Properties

**33 Elizabeth St ELSTERNWICK 3185 (VG)**

**Agent Comments**

4 - -

**Price:** \$3,900,000

**Method:** Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 920 sqm approx



**13 Trevelyan St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$3,450,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**17 Liscard St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$3,150,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 528 sqm approx