

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2 Charles Street, Elsternwick

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,995,000 or range between ----- & -----

Median sale price

(*Delete house or unit as applicable)

Median price \$1,440,000 *House ☒ *Unit ☐ Suburb Elsternwick

Period - From 1/01/19 to 31/03/19 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
105 Allison Road, Elsternwick	\$2,050,000	17/03/2019
40a Head Street, Brighton	\$2,000,000	23/03/2019
49 Parkside Street, Elsternwick	\$1,900,000	1/12/19