

# Statement of Information

## 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 46e Regent Street, Elsternwick

### Indicative selling price

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

Single price \$\* or range between \$2,400,000 & \$2,640,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$2,105,000

\*House X

\*Unit

Suburb Elsternwick

Period - From 01/07/2017

to 30/09/2017

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
30 Shoobra Road, Elsternwick	\$2,590,000	22/08/2017
75 St Georges Road, Elsternwick	\$2,500,000	28/08/2017
13 Edward Street, Elsternwick	\$2,475,000	18/06/2017