

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	5/29 Sandham Street, Elsternwick Vic 3185
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Indicative selling price

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

Range between	\$515,000	&	\$566,500
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Median sale price

Median price	\$665,000	House		Unit	X	Suburb	Elsternwick
Period - From	01/01/2018	to	31/03/2018	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	9/293 Kooyong Rd ELSTERNWICK 3185	\$575,000	09/01/2018
2	12/530 Glen Huntly Rd ELSTERNWICK 3185	\$573,000	25/03/2018
3	1/29 Sandham St ELSTERNWICK 3185	\$542,000	25/03/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



9/293 Kooyong Rd ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: Strata Unit/Flat



12/530 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$573,000

Method: Auction Sale

Date: 25/03/2018

Rooms: 4

Property Type: Apartment

1/29 Sandham St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$542,000

Method: Auction Sale

Date: 25/03/2018

Rooms: -

Property Type: Apartment