

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

271 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,165,000

House

X

Unit

Suburb

Elsternwick

Period - From 01/10/2017

to

31/12/2017

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
1	48 Filbert St CAULFIELD SOUTH 3162	\$2,100,000	29/10/2017
2	13 Royal Pde CAULFIELD SOUTH 3162	\$2,050,000	09/11/2017
3	97 Kambrook Rd CAULFIELD NORTH 3161	\$2,000,000	20/09/2017

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.



 4/5  2.5  2

Rooms:

Property Type: House

Land Size: 546.408 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

December quarter 2017: \$2,165,000

Comparable Properties



48 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000

Method: Auction Sale

Date: 29/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 656 sqm approx



13 Royal Pde CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  2

Price: \$2,050,000

Method: Sold Before Auction

Date: 09/11/2017

Rooms: 7

Property Type: House (Res)

Land Size: 538 sqm approx



97 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Private Sale

Date: 20/09/2017

Rooms: 8

Property Type: House (Res)

Land Size: 572 sqm approx