

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

6/3 Alexandra Avenue, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$652,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2021

to

31/03/2021

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	17/3 Alexandra Av ELSTERNWICK 3185	\$635,000	06/05/2021
2	2/29 Sandham St ELSTERNWICK 3185	\$632,000	01/05/2021
3	1/34 Horne St ELSTERNWICK 3185	\$745,000	13/03/2021

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:

02/07/2021 16:58



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

March quarter 2021: \$652,000

Comparable Properties



17/3 Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Apartment



2/29 Sandham St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$632,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment



1/34 Horne St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$745,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment