

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

8 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/04/2017

to

30/06/2017

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	13 Edward St ELSTERNWICK 3185	\$2,475,000	18/06/2017
2	4 Archibald St ELSTERNWICK 3185	\$2,160,000	18/05/2017
3	24 Clarence St ELSTERNWICK 3185	\$1,940,000	20/05/2017

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.~~

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

June quarter 2017: \$1,940,000



3 2 1

Rooms:

Property Type: House

Land Size: 346 sqm approx

Agent Comments

Comparable Properties



13 Edward St ELSTERNWICK 3185 (REI)

3 2 2

Price: \$2,475,000

Method: Auction Sale

Date: 18/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 468 sqm approx

Agent Comments

Modern renovation. Larger land. Pool.



4 Archibald St ELSTERNWICK 3185 (REI)

4 2 1

Price: \$2,160,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 404 sqm approx

Agent Comments

Dated renovation. Larger land.



24 Clarence St ELSTERNWICK 3185 (REI)

3 2 2

Price: \$1,940,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House - Duplex (Semi-detached)

Land Size: 415 sqm approx

Agent Comments

Modern renovation. Semi-detached house.