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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 105 Allison Road, Elsternwick Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

## Median sale price

Median price \$1,725,000

\*House x

\*Unit

Suburb Elsternwick

Period - From 01/10/2018 to 31/12/2018

Source REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
72 Gordon St ELSTERNWICK 3185	\$2,160,000	11/11/2018
36 St Georges Rd ELSTERNWICK 3185	\$2,200,000	12/10/2018
2 Merton St CAULFIELD NORTH 3161	\$2,171,000	18/11/2018