

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

20 Staniland Grove, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$1,515,000

Median sale price

Median price

\$1,925,000

Property Type

House

Suburb

Elsternwick

Period - From

05/05/2019

to

04/05/2020

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	21 Riddell Pde ELSTERNWICK 3185	\$1,565,000	23/02/2020
2			
3			

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:

05/05/2020 09:23



 2  1  1

Property Type: House -

Semi-detached

Land Size: 406 sqm approx

Agent Comments

Comparable Properties



21 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

 3  2  2

Price: \$1,565,000

Method: Auction Sale

Date: 23/02/2020

Property Type: House

Land Size: 287 sqm approx

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.