

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

2b Garden Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$740,600

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2020

to 30/09/2020

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	2/12-14 Blanche St ELSTERNWICK 3185	\$1,250,000	30/09/2020
2	1/182 Balaclava Rd CAULFIELD NORTH 3161	\$1,210,000	14/08/2020
3	3/51 Begonia Rd GARDENVALE 3185	\$1,150,000	05/08/2020

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:

02/11/2020 10:36



Property Type: House

Agent Comments

Comparable Properties



2/12-14 Blanche St ELSTERNWICK 3185 (REI) Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 30/09/2020

Rooms: 4

Property Type: Unit



1/182 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,210,000

Method: Sold Before Auction

Date: 14/08/2020

Rooms: 4

Property Type: Townhouse (Res)



3/51 Begonia Rd GARDENVALE 3185 (REI/VG) Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 05/08/2020

Rooms: 4

Property Type: Townhouse (Res)