

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 2/41 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$670,000 House Unit X Suburb Elsternwick

Period - From 01/01/2019 to 31/03/2019 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	7/14-18 Anderson St CAULFIELD 3162	\$1,046,000	31/03/2019
2	53a Teak St CAULFIELD SOUTH 3162	\$975,000	30/03/2019
3	2/1 Bundeera Rd CAULFIELD SOUTH 3162	\$955,000	24/04/2019

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.



3 2 2

Rooms:

Property Type: Unit

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



7/14-18 Anderson St CAULFIELD 3162 (REI)

Agent Comments

3 2 2

Price: \$1,046,000

Method: Auction Sale

Date: 31/03/2019

Rooms: 5

Property Type: Apartment



53a Teak St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 2

Price: \$975,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 5

Property Type: Unit



2/1 Bundeera Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$955,000

Method: Private Sale

Date: 24/04/2019

Rooms: 5

Property Type: Unit

Land Size: 381 sqm approx