

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

1/20 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$653,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2018

to

30/09/2019

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.

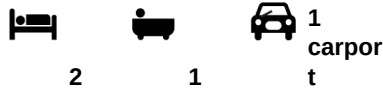
	Address of comparable property	Price	Date of sale
1	5/51 Gourlay St BALACLAVA 3183	\$600,000	17/10/2019
2	4/17 Joyce St ELWOOD 3184	\$599,000	15/08/2019
3	14/29-31 Sandham St ELSTERNWICK 3185	\$586,000	26/10/2019

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.~~

This Statement of Information was prepared on:

13/11/2019 14:12



Property Type: Strata Unit/Flat

Land Size: 82 sqm approx

Agent Comments

Comparable Properties



5/51 Gourlay St BALACLAVA 3183 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 17/10/2019

Property Type: Apartment



4/17 Joyce St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$599,000

Method: Private Sale

Date: 15/08/2019

Property Type: Apartment



14/29-31 Sandham St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$586,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment