# 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

4/34 Victoria Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this	price see consu	umer.vic.gov.au/un	derquoting
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Single price \$759,000

#### Median sale price

Median price	\$652,000	Pro	perty Type Unit	:	Su	uburb	Elsternwick
Period - From	01/01/2019	to	31/12/2019	Sou	Irce RE	EIV	

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	2/25 Kingsley St ELWOOD 3184	\$760,000	14/12/2019
2	7/21 Dawson Av BRIGHTON 3186	\$755,000	19/10/2019
3	2/6 Robert St ELWOOD 3184	\$710,000	08/11/2019

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:

21/03/2020 16:15









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$759,000 Median Unit Price Year ending December 2019: \$652,000

# **Comparable Properties**



2/25 Kingsley St ELWOOD 3184 (REI/VG)



Price: \$760,000 Method: Auction Sale Date: 14/12/2019 Property Type: Apartment Agent Comments



7/21 Dawson Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$755,000 Method: Private Sale Date: 19/10/2019 Property Type: Apartment



2/6 Robert St ELWOOD 3184 (REI)



Price: \$710,000 Method: Private Sale Date: 08/11/2019 Property Type: Apartment Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.