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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2017: \$2,000,000



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 468 sqm

Agent Comments

Comparable Properties



32 Downshire Rd ELSTERNWICK 3185 (REI)

4 3 2

Price:

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House

Land Size: 544 sqm

Agent Comments

Larger land. Price available on request.



4 Archibald St ELSTERNWICK 3185 (REI)

4 2 1

Price: \$2,160,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 404 sqm

Agent Comments

Smaller land. Older renovation.



2 Park St ELSTERNWICK 3185 (REI)

3 2 1

Price:

Method: Sold After Auction

Date: 09/04/2017

Rooms: 5

Property Type: House

Land Size: 419 sqm

Agent Comments

Smaller land. Similar quality renovation. Price available on request.

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

13 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,000,000

House

X

Suburb

Elsternwick

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
32 Downshire Rd ELSTERNWICK 3185		01/04/2017
4 Archibald St ELSTERNWICK 3185	\$2,160,000	18/05/2017
2 Park St ELSTERNWICK 3185		09/04/2017