

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/38 Prahran Grove ELSTERNWICK 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$680,000 & \$748,000

Median sale price

(*Delete house or unit as applicable)

Median price \$762,000 *House *Unit X Suburb Elsternwick

Period - From 01/07/2018 to 30/09/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/39 Oswald Street ELSTERNWICK 3185	\$838,000	23/09/2018
5/7 Wyuna Road, CAULFIELD NORTH 3161	\$670,000	23/09/2018
5/35 Nepean Hwy, ELSTERNWICK	\$650,000	15/09/2018

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.