

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

62 Allison Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/10/2016

to

30/09/2017

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	14 Hopetoun St ELSTERNWICK 3185	\$1,700,000	22/10/2017
2	3a Alexandra Av ELSTERNWICK 3185	\$1,690,000	14/10/2017
3	13 Denver Cr ELSTERNWICK 3185	\$1,650,000	15/07/2017

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.~~



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Rooms:
Property Type:
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending September 2017: \$1,940,000

Bring your Vision, Create your Dream This comfortably liveable yet dated 3 bedroom home is enviably located in one of Elsternwick's premier streets adjacent to Harleston Park, a short stroll to Glenhuntly Rd attractions and the huge benefit of dual street frontage to Leslie St. Whether renovating, extending or recreating, astute buyers will relish the opportunity (STCA) to explore their options and create their vision in this desirable residential pocket.

Comparable Properties



14 Hopetoun St ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$1,700,000
Method: Auction Sale
Date: 22/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 438 sqm approx



3a Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$1,690,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx



13 Denver Cr ELSTERNWICK 3185 (REI/VG)

Agent Comments

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  1

Price: \$1,650,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 588 sqm approx