

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

22 Villiers Street, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$2,950,000

Median sale price

Median price

\$2,105,000

House

X

Unit

Suburb

Elsternwick

Period - From

01/07/2017

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	4 Kendall St ELWOOD 3184	\$3,175,000	12/08/2017
2	30 Shoobra Rd ELSTERNWICK 3185	\$2,590,000	22/08/2017
3	13 Villiers St ELSTERNWICK 3185		08/10/2017

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.~~



 4
  3
  1

Rooms:
Property Type: House (Res)
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,950,000

Median House Price
 September quarter 2017: \$2,105,000

Renovated Brilliance redefines Victorian Grandeur This picture perfect Victorian residence has been brilliantly transformed into an inspired 4 bedroom / 3 bathroom showpiece that flawlessly combines style, form and function to provide an ideal modern family living environment. Favourably orientated to the North and boasting a premier residential location further enhances this beautiful home's appeal, with the convenience of shops/cafes, multiple transport options, leading schools and parks all just a short stroll away.

Comparable Properties



4 Kendall St ELWOOD 3184 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,175,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 558 sqm approx



30 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

 4
  2
  1

Price: \$2,590,000
Method: Private Sale
Date: 22/08/2017
Rooms: 6
Property Type: House
Land Size: 390 sqm approx



13 Villiers St ELSTERNWICK 3185 (REI)

Agent Comments

 2
  2
  2

Price:
Method: Auction Sale
Date: 08/10/2017
Rooms: 6
Property Type: House (Res)