### 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 2 Including suburb and postcode

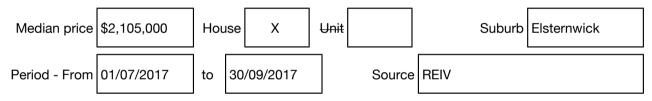
Address 22 Villiers Street, Elsternwick Vic 3185 burb and

#### Indicative selling price

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

Single price \$2,950,000

#### Median sale price



#### 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.

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

propertydata

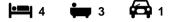
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.









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) 4 2 2 2 Price: \$3,175,000 Method: Auction Sale Date: 12/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 558 sqm approx	Agent Comments
30 Shoobra Rd ELSTERNWICK 3185 (REI) 4 2 1 Price: \$2,590,000 Method: Private Sale Date: 22/08/2017 Rooms: 6 Property Type: House Land Size: 390 sqm approx	Agent Comments
13 Villiers St ELSTERNWICK 3185 (REI) 2 2 2 2 2 Price: Method: Auction Sale Date: 08/10/2017 Rooms: 6 Property Type: House (Res)	Agent Comments

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