

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	11 Charles Street, Elsternwick VIC 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 \$ **1,849,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **\$1,860,000** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **01 Jul 2018** to **01 Jul 2019** Source **REIV**

Comparable property sales

☐ **A*** 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
1.		
2.		
3.		

☒ **B*** ☒ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6 months.*