

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 1/47 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$643,000 *House *Unit x Suburb Elsternwick

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales

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
23b Kean St CAULFIELD SOUTH 3162	\$1,330,000	20/05/2018
2/134 Bambra Rd CAULFIELD 3162	\$1,271,000	06/05/2018
3a Scott St CAULFIELD SOUTH 3162	\$1,032,000	17/04/2018