

Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	17 Currol Poad Eletorowick Via 2195
7 (44) 000	17 Guital Hoad, Elsternwick vic 3163
Including suburb and	
morading oddarb and	
postcode	
postcode	17 Curral Road, Elsternwick Vic 3185

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000
		j l	

Median sale price

Median price	\$2,115,000	Hou	ıse X	Unit		Suburb	Elsternwick
Period - From	01/07/2017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	15 Villiers St ELSTERNWICK 3185	\$2,405,000	22/09/2018
2	3 Grafton St ELSTERNWICK 3185	\$2,400,000	28/04/2018
3	2 Seymour Rd ELSTERNWICK 3185	\$2,200,000	26/05/2018

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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Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price** Year ending June 2018: \$2,115,000



Rooms:

Property Type: House (Res) Land Size: 525 sqm approx

Agent Comments

Freestanding & built on bluestone foundations, this 4 bed 2.5 bath home is grand in scale, on a prized allotment of 525m2. Soaring decorative ceilings, bay windows, marble open fire places & lace fret work all create an air of refinement.

Comparable Properties



15 Villiers St ELSTERNWICK 3185 (REI)





Price: \$2,405,000 Method: Auction Sale Date: 22/09/2018

Rooms: -

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

Agent Comments



3 Grafton St ELSTERNWICK 3185 (REI/VG)

-3





Price: \$2,400,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: House (Res) Land Size: 480 sqm approx

Agent Comments

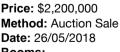


2 Seymour Rd ELSTERNWICK 3185 (REI/VG)





Agent Comments



Rooms: -

Property Type: House Land Size: 576 sqm approx

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