

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

17 Curral Road, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,115,000

House

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.

	Address 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.



 4  2.5  2

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)

Agent Comments

 4  2  1

Price: \$2,405,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



3 Grafton St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,400,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 480 sqm approx



2 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,200,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 576 sqm approx