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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	208 Hotham Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000

#### Median sale price

Median price	\$1,435,000	Hou	ise X	Unit		Suburb	Elsternwick
Period - From	01/01/2019	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Murray St ELSTERNWICK 3185	\$1,370,000	30/03/2019
2	409 Kooyong Rd ELSTERNWICK 3185	\$1,350,000	17/03/2019
3	30 Brunning St BALACLAVA 3183	\$1,310,000	16/04/2019

#### 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** - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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**Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median House Price** March quarter 2019: \$1,435,000





Property Type: House (Res)

**Agent Comments** 



## Comparable Properties

1 Murray St ELSTERNWICK 3185 (REI)





Price: \$1,370,000 Method: Auction Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) Land Size: 380 sqm approx

**Agent Comments** 

Agent Comments

**Agent Comments** 



409 Kooyong Rd ELSTERNWICK 3185

(REI/VG)

**-**3





Price: \$1.350.000 Method: Private Sale Date: 17/03/2019

Rooms: -

Property Type: House (Res) Land Size: 521 sqm approx

30 Brunning St BALACLAVA 3183 (REI)





Price: \$1,310,000

Method: Sold Before Auction

Date: 16/04/2019

Rooms: -

Property Type: House (Res) Land Size: 205 sqm approx

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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.

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