

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

4/2 Gordon Street, Elsternwick Vic 3185

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$750,000

House

Unit

X

Suburb Elsternwick

Period - From 01/10/2016

to 30/09/2017

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	3/144 Brighton Rd RIPPONLEA 3185	\$680,000	02/09/2017
2	2/89 Hotham St BALACLAVA 3183	\$667,000	29/10/2017
3	1/10-12 Blenheim St BALACLAVA 3183	\$622,500	12/10/2017

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.~~



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

Year ending September 2017: \$750,000

Comparable Properties



3/144 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 3

Property Type: Apartment



2/89 Hotham St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$667,000

Method: Auction Sale

Date: 29/10/2017

Rooms: -

Property Type: Apartment



1/10-12 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$622,500

Method: Private Sale

Date: 12/10/2017

Rooms: -

Property Type: Apartment