

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

7/34 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Elsternwick

Period - From 01/04/2019 to 31/03/2020 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 | 2/33 North Rd BRIGHTON 3186 | \$900,000 | 19/03/2020 |
| 2 | 2/48 Lyndon St RIPPONLEA 3185 | \$861,000 | 19/05/2020 |
| 3 | 1/26 Alexandra Av ELSTERNWICK 3185 | \$850,000 | 22/02/2020 |

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.~~

This Statement of Information was prepared on:

04/07/2020 10:00



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending March 2020: \$677,500

Comparable Properties



2/33 North Rd BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$900,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: Unit



2/48 Lyndon St RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$861,000

Method: Private Sale

Date: 19/05/2020

Rooms: 3

Property Type: Townhouse (Res)



1/26 Alexandra Av ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment