

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

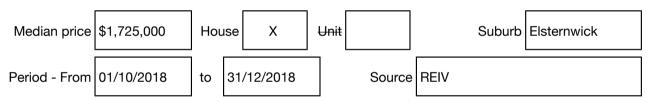
3 13 Parnell Street, Elsternwick Vic 3185

Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,640,000

Median sale price



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	19 Montclair Av BRIGHTON 3186	\$1,620,000	16/02/2019
2	26 Venus St CAULFIELD SOUTH 3162	\$1,575,000	19/01/2019
3	4 Allfrey St BRIGHTON EAST 3187	\$1,515,000	01/09/2018

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.

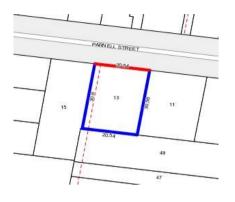
Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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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.







Rooms: Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,640,000 Median House Price December quarter 2018: \$1,725,000

Comparable Properties

19 Montclair Av BRIGHTON 3186 (REI) 3 2 2 2 Price: \$1,620,000 Method: Auction Sale Date: 16/02/2019 Rooms: - Property Type: House (Res) Land Size: 614 sqm approx	Agent Comments
26 Venus St CAULFIELD SOUTH 3162 (VG) 4 26 27 27 27 27 27 27 27	Agent Comments
4 Allfrey St BRIGHTON EAST 3187 (REI/VG) ↓ 4 ↓ 2 ↓ 2 ↓ 2 Price: \$1,515,000 Method: Auction Sale Date: 01/09/2018 Rooms: 6 Property Type: House (Res) Land Size: 710 sqm approx	Agent Comments

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