

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	37 Hopetoun St, ELSTERNWICK 3185
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ **1.795.000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **1.930.000** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **05 Sep 2018** to **05 Mar 2019** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 49 Parkside Street, Elsternwick 3185	\$ 1,900,000	01/12/2018
2. 14 Allison Road, Elsternwick 3185	\$ 1,865,000	01/12/2018
3. 38 Mason Avenue, Elwood 3184	\$ 1,805,000	9/12/2018