

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

12/41 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$762,000

House

Unit

X

Suburb Elsternwick

Period - From 01/07/2018

to

30/09/2018

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	6/401 Alma Rd CAULFIELD NORTH 3161	\$440,000	24/11/2018
2	12/15 Elm Av ELSTERNWICK 3185	\$422,000	04/09/2018
3	5/120 Hotham St ST KILDA EAST 3183	\$415,000	14/11/2018

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.

12/41 Nepean Highway, Elsternwick Vic 3185



1 Bed 1 Bath 1 Car

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000
Median Unit Price
September quarter 2018: \$762,000

Comparable Properties



6/401 Alma Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

1 Bed 1 Bath 1 Car

Price: \$440,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Apartment



12/15 Elm Av ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 Bed 1 Bath 1 Car

Price: \$422,000
Method: Sold Before Auction
Date: 04/09/2018
Rooms: -
Property Type: Apartment



5/120 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

1 Bed 1 Bath 1 Car

Price: \$415,000
Method: Private Sale
Date: 14/11/2018
Rooms: -
Property Type: Apartment