

14 VICTORIA STREET, ELSTERNWICK



Statement of Information

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

Property offered for sale

Address Including suburb and postcode.	14 Victoria Street, 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 \$ or range between \$ **1.050.000** & \$ **1.150.000**

Median sale price

(*Select house or unit as applicable)

Median Price \$ **\$1,860,000** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **July 2018** to **June 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. 1/145 Balaclava Rd CAULFIELD NORTH 3161	\$1,100,000	26/05/2019
2. 2/3 Eric St BRIGHTON EAST 3187	\$1,067,500	15/05/2019
3. 4/307 Hawthorn Rd CAULFIELD 3162	\$1,030,000	27/04/2019

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*