

# 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

19 Nepean Highway, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,805,000

Property Type

House

Suburb

Elsternwick

Period - From

01/01/2020

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	30 Ross St ELSTERNWICK 3185	\$1,212,500	19/12/2019
2	111 Nepean Hwy ELSTERNWICK 3185	\$1,095,000	30/11/2019
3	28 Edward St ELSTERNWICK 3185	\$1,000,000	03/12/2019

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:

14/05/2020 12:12



3 1 1

**Property Type:** House  
**Land Size:** 245 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2020: \$1,805,000

## Comparable Properties



**30 Ross St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$1,212,500  
**Method:** Sold Before Auction  
**Date:** 19/12/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 239 sqm approx



**111 Nepean Hwy ELSTERNWICK 3185 (VG)**

**Agent Comments**

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**Price:** \$1,095,000  
**Method:** Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 306 sqm approx



**28 Edward St ELSTERNWICK 3185 (VG)**

**Agent Comments**

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**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 03/12/2019  
**Property Type:** House (Res)  
**Land Size:** 273 sqm approx