

# 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

17 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

\$1,330,000

&

\$1,460,000

### Median sale price

Median price

\$1,805,000

Property Type

House

Suburb

Elsternwick

Period - From

01/01/2020

to

31/12/2020

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	10 Huntley St BRIGHTON 3186	\$1,460,000	16/10/2020
2	38a Leslie St ELSTERNWICK 3185	\$1,420,000	28/11/2020
3	579 Glen Huntly Rd ELSTERNWICK 3185	\$1,355,000	29/11/2020

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:

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**Indicative Selling Price**

\$1,330,000 - \$1,460,000

**Median House Price**

Year ending December 2020: \$1,805,000



2 1 2

**Property Type:** House (Res)

**Land Size:** 424 sqm approx

Agent Comments

## Comparable Properties



**10 Huntley St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

**Price:** \$1,460,000

**Method:** Sale

**Date:** 16/10/2020

**Property Type:** House (Res)

**Land Size:** 291 sqm approx



**38a Leslie St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 402 sqm approx



**579 Glen Huntly Rd ELSTERNWICK 3185 (REI)** Agent Comments

3 1 3

**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 29/11/2020

**Property Type:** House (Res)

**Land Size:** 480 sqm approx