

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	8/50 Trevelyan Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$290,000	&	\$315,000

#### Median sale price

Median price	\$665,000	Hou	se	Unit	Х	\$	Suburb	Elsternwick
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale	
1	1/49 Clarence St ELSTERNWICK 3185	\$335,000	10/05/2018	
2	3/50 Trevelyan St ELSTERNWICK 3185	\$306,250	02/05/2018	
3	7/399 Kooyong Rd ELSTERNWICK 3185	\$297,000	30/05/2018	

#### 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$290,000 - \$315,000 **Median Unit Price** March guarter 2018: \$665,000

## Comparable Properties



1/49 Clarence St ELSTERNWICK 3185 (REI)

**(2)** 1

Price: \$335,000

Method: Sold Before Auction

Date: 10/05/2018

Rooms: 2

Property Type: Apartment



3/50 Trevelyan St ELSTERNWICK 3185 (REI)



Price: \$306,250 Method: Private Sale Date: 02/05/2018

Rooms: -

Property Type: Apartment



7/399 Kooyong Rd ELSTERNWICK 3185 (REI) Agent Comments

Price: \$297,000

Method: Sold Before Auction

Date: 30/05/2018

Rooms: -

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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