

## 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

3a Alexandra Avenue, 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 \$1,550,000

&

\$1,700,000

#### Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/04/2017

to

30/06/2017

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	16 Alexandra Av ELSTERNWICK 3185	\$1,800,000	22/04/2017
2	4 College St ELSTERNWICK 3185	\$1,725,000	26/08/2017
3	13 Denver Cr ELSTERNWICK 3185	\$1,650,000	15/07/2017

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.~~



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 583 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,550,000 - \$1,700,000  
**Median House Price**  
 June quarter 2017: \$1,940,000

## Comparable Properties



**16 Alexandra Av ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

3 2 1

Larger House. Similar Land. Same Street.

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx



**4 College St ELSTERNWICK 3185 (REI)** **Agent Comments**

3 1 2

Smaller Land. Older Renovation. Different Position.

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 464 sqm approx



**13 Denver Cr ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

3 1 1

Similar Land. Original Condition. Different Location.

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx