

## 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

4/88 Orrong Road, 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 \$650,000

&

\$700,000

#### Median sale price

Median price \$750,000

House

Unit

X

Suburb

Elsternwick

Period - From 01/10/2016

to

30/09/2017

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	3/24 The Avenue BALACLAVA 3183	\$781,000	14/10/2017
2	6/125 Ormond Rd ELWOOD 3182	\$770,000	28/10/2017
3	4/8 Balaclava Rd ST KILDA EAST 3183	\$761,000	29/10/2017

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.



2   1   1

**Rooms:**  
**Property Type:** Retirement Unit  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending September 2017: \$750,000

## Comparable Properties



**3/24 The Avenue BALACLAVA 3183 (REI)**

**Agent Comments**

2   2   1

**Price:** \$781,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Apartment

**6/125 Ormond Rd ELWOOD 3182 (REI)**

**Agent Comments**

2   1   1

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**4/8 Balaclava Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

2   1   1

**Price:** \$761,000  
**Method:** Auction Sale  
**Date:** 29/10/2017  
**Rooms:** -  
**Property Type:** Apartment