

Simone Chin 0403 857 266 simone@nickjohnstone.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for s				
Address	4/88 Orrong Road, Elsternwick Vic 3185			

Address	4/88 Orrong Road, Elsternwick Vic 3185
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$650,000	&	\$700,000

#### Median sale price

Median price	\$750,000	Hou	se	Unit	х	;	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.

Ad	dress 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.





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



Rooms:

Property Type: Retirement Unit

Agent Comments

## Comparable Properties



3/24 The Avenue BALACLAVA 3183 (REI)



Price: \$781,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Apartment

Agent Comments

6/125 Ormond Rd ELWOOD 3182 (REI)

**-**2



**Agent Comments** 

**Agent Comments** 

Price: \$770.000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: Apartment



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

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Price: \$761,000 Method: Auction Sale Date: 29/10/2017

Rooms: -

Property Type: Apartment

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400





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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