

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/41 College Street, Elsternwick 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,150,000 & \$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$642,500

*House

*Unit X

Suburb Elsternwick

Period - From 01/04/2018 to 30/06/2018

Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/49 Begonia Road, Gardenvale, 3185	\$ 1,306,000	29/07/2018
1/26 Begonia Road, Gardenvale, 3185	\$ 1,211,000	14/07/2018
2/17 Aileen Avenue, Caulfield South, 3162	\$ 1,170,000	25/03/2018