

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

25 Riddell Parade, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,165,000

House

X

Unit

Suburb Elsternwick

Period - From 01/10/2017

to

31/12/2017

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 | 3a Alexandra Av ELSTERNWICK 3185 | \$1,690,000 | 14/10/2017 |
| 2 | 16 St James Pde ELSTERNWICK 3185 | \$1,650,000 | 09/12/2017 |
| 3 | 49 Trevelyan St ELSTERNWICK 3185 | | 11/12/2017 |

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

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2017: \$2,165,000



3 1 2

Rooms:

Property Type: House

Land Size: 442 sqm approx

Agent Comments

Comparable Properties



3a Alexandra Av ELSTERNWICK 3185 (REI)

3 2 -

Price: \$1,690,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Similar location. Larger land.



16 St James Pde ELSTERNWICK 3185 (REI)

3 2 1

Price: \$1,650,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 498 sqm approx

Agent Comments

Similar location. Larger land. Similar condition.



49 Trevelyan St ELSTERNWICK 3185 (REI)

2 1 1

Price:

Method: Private Sale

Date: 11/12/2017

Rooms: 3

Property Type: House (Res)

Agent Comments

Smaller land. Similar location.