

## 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

9/2 Parkside Street, 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 \$540,000

&amp;

\$590,000

**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	1/39 Nepean Hwy ELSTERNWICK 3185	\$586,000	23/10/2017
2	4/2a Parkside St ELSTERNWICK 3185	\$585,000	08/10/2017
3	12/539 Glen Huntly Rd ELSTERNWICK 3185	\$550,000	17/06/2017

**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:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

Year ending September 2017: \$750,000

Park Life & Easy Living This light filled North facing spacious 1st floor solid brick 2 bedroom security apartment is quietly located at the rear of a boutique complex of only 10 with the added attraction of Hopetoun gardens directly across the street. Throw in the convenience of vibrant Elsternwick shopping / cafes, multiple transport options and a myriad of lifestyle amenities all within walking distance and you have a superb residence that will appeal to all astute buyers.

## Comparable Properties



**1/39 Nepean Hwy ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2   
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  1

**Price:** \$586,000

**Method:** Private Sale

**Date:** 23/10/2017

**Rooms:** 3

**Property Type:** Apartment



**4/2a Parkside St ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2   
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  1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 08/10/2017

**Rooms:** 3

**Property Type:** Apartment



**12/539 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2   
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  1

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** Apartment