

# 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

2 St James Parade, 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 \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,651,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2020

to

30/06/2020

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 | 29 Willansby Av BRIGHTON 3186   | \$1,450,000 | 17/04/2020   |
| 2 | 10 Sinclair St ELSTERNWICK 3185 | \$1,500,000 | 11/02/2020   |
| 3 | 3 Weber St BRIGHTON EAST 3187   | \$1,535,000 | 13/06/2020   |

**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.~~

This Statement of Information was prepared on:

31/07/2020 15:06



**Property Type:** House  
**Land Size:** 637 sqm approx  
**Agent Comments**

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**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
June quarter 2020: \$1,651,000

## Comparable Properties



**29 Willansby Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 17/04/2020  
**Property Type:** House



**10 Sinclair St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 11/02/2020  
**Property Type:** House  
**Land Size:** 390 sqm approx



**3 Weber St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$1,535,000  
**Method:** Auction Sale  
**Date:** 13/06/2020  
**Property Type:** House (Res)