

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

4/39 Horne Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$970,000

&

\$1,050,000

Median sale price

Median price \$653,500

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2018

to 30/09/2019

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	12/39 Horne St ELSTERNWICK 3185	\$1,050,000	25/09/2019
2	4/215 Orrong Rd ST KILDA EAST 3183	\$1,029,000	31/10/2019
3	11/16-20 Milton St ELWOOD 3184	\$1,025,000	14/09/2019

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:

03/12/2019 11:07



4 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$970,000 - \$1,050,000

Median Unit Price

Year ending September 2019: \$653,500

Comparable Properties



12/39 Horne St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 25/09/2019

Property Type: Townhouse (Single)



4/215 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,029,000

Method: Private Sale

Date: 31/10/2019

Rooms: 5

Property Type: Apartment

Land Size: 103 sqm approx



11/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,025,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)