

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 707/18 McCombie Street, Elsternwick

Indicative selling price

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

Single price \$* or range between \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$774,500 *House *unit X Suburb
 or locality Elsternwick

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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
5/48 Balaclava Road, St Kilda East VIC 3183	\$888,000	18/06/2017
G15/12-14 Dickens Street, ELWOOD VIC 3184	\$880,000	03/06/2017
15/125 Ormond Road, ELWOOD VIC 3184	\$800,000	01/04/2017