

## 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

46B Regent 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 \$2,400,000

&

\$2,640,000

#### Median sale price

Median price \$1,940,000

House

X

Unit

Suburb Elsternwick

Period - From 01/04/2017

to 30/06/2017

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	30 Shoobra Rd ELSTERNWICK 3185	\$2,590,000	22/08/2017
2	75 St Georges Rd ELSTERNWICK 3185	\$2,500,000	28/08/2017
3	13 Edward St ELSTERNWICK 3185	\$2,475,000	18/06/2017

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.~~

46B Regent Street, Elsternwick Vic 3185



5 3 3

**Rooms:** 12  
**Property Type:** House  
**Land Size:** 466 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,640,000  
**Median House Price**  
June quarter 2017: \$1,940,000

## Comparable Properties



**30 Shoobra Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 1

**Price:** \$2,590,000  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 390 sqm approx



**75 St Georges Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,500,000  
**Method:** Sold After Auction  
**Date:** 28/08/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 556 sqm approx



**13 Edward St ELSTERNWICK 3185 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,475,000  
**Method:** Auction Sale  
**Date:** 18/06/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 468 sqm approx