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

211/5-7 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

				/ / /
For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$415,000

Median sale price

Median price	\$615,000	Pro	perty Type Unit	t		Suburb	Elsternwick
Period - From	01/10/2019	to	31/12/2019	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/13 Bertram St ELSTERNWICK 3185	\$455,000	27/03/2020
2	106/483 Glen Huntly Rd ELSTERNWICK 3185	\$430,000	09/02/2020
3	4/118 Murray St CAULFIELD 3162	\$412,000	19/11/2019

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:

20/04/2020 15:29



RT Edgar





Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$415,000 Median Unit Price December quarter 2019: \$615,000

Comparable Properties



3/13 Bertram St ELSTERNWICK 3185 (REI)



Price: \$455,000 Method: Private Sale Date: 27/03/2020 Property Type: Unit

Agent Comments

106/483 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (VG)



Price: \$430,000 Method: Sale Date: 09/02/2020 Property Type: Strata Unit/Flat

4/118 Murray St CAULFIELD 3162 (VG)

Agent Comments



Price: \$412,000 Method: Sale Date: 19/11/2019 Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.