

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

9/293 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$750,000

House

Unit

X

Suburb

Elsternwick

Period - From

01/10/2016

to

30/09/2017

Source

REIV

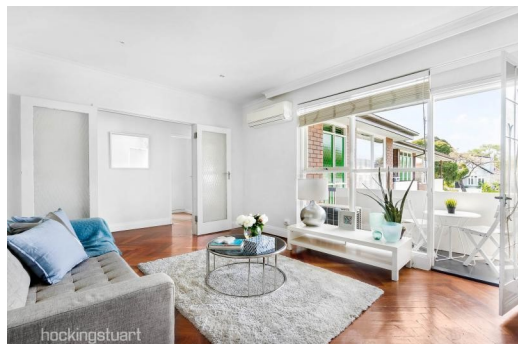
Comparable property sales (*Delete A or B below as applicable)

- 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	301/242 Glen Huntly Rd ELSTERNWICK 3185	\$566,000	16/08/2017
2	1/647 Inkerman Rd CAULFIELD NORTH 3161	\$565,000	02/07/2017
3	12/539 Glen Huntly Rd ELSTERNWICK 3185	\$550,000	17/06/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$575,000

Median Unit Price
Year ending September 2017: \$750,000

Comparable Properties



301/242 Glen Huntly Rd ELSTERNWICK 3185 **Agent Comments**
(REI)

2 1 2

Price: \$566,000
Method: Sold Before Auction
Date: 16/08/2017
Rooms: 3
Property Type: Apartment



1/647 Inkerman Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

2 1 1

Price: \$565,000
Method: Auction Sale
Date: 02/07/2017
Rooms: -
Property Type: Apartment



12/539 Glen Huntly Rd ELSTERNWICK 3185 **Agent Comments**
(REI)

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: Apartment