

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

1/34 Horne Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$675,000 & \$740,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2020 to 31/12/2020 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 | 1/2 Victoria St ELSTERNWICK 3185 | \$735,000 | 24/11/2020 |
| 2 | 2/5 St Georges Rd ELSTERNWICK 3185 | \$732,500 | 05/10/2020 |
| 3 | 6/81 St Georges Rd ELSTERNWICK 3185 | \$661,000 | 28/11/2020 |

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:

11/02/2021 13:04

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Indicative Selling Price

\$675,000 - \$740,000

Median Unit Price

December quarter 2020: \$640,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/2 Victoria St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 24/11/2020

Property Type: Apartment



2/5 St Georges Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$732,500

Method: Private Sale

Date: 05/10/2020

Property Type: Apartment



6/81 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$661,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Apartment