

# 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

7/12 Parkside 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 \$1,100,000 & \$1,200,000

### 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	1/33 Bertram St ELSTERNWICK 3185	\$1,200,000	16/12/2020
2	2/47 Almond St CAULFIELD SOUTH 3162	\$1,180,000	06/10/2020
3	24b Victoria St ELSTERNWICK 3185	\$1,050,000	17/12/2020

**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 09:31



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

December quarter 2020: \$640,000

## Comparable Properties

1/33 Bertram St ELSTERNWICK 3185 (VG)

**Agent Comments**

3   -   -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 16/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



2/47 Almond St CAULFIELD SOUTH 3162 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 06/10/2020

**Property Type:** Townhouse (Single)

24b Victoria St ELSTERNWICK 3185 (VG)

**Agent Comments**

3   -   -

**Price:** \$1,050,000

**Method:** Sale

**Date:** 17/12/2020

**Property Type:** Flat/Unit/Apartment (Res)