

## 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 36 Hoddle 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 \$2,150,000 & \$2,365,000

#### Median sale price

Median price \$2,105,000 House X Unit  Suburb Elsternwick

Period - From 01/07/2017 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	7 Crotonhurst Av CAULFIELD NORTH 3161	\$2,300,000	28/05/2017
2	78 Bambra Rd CAULFIELD NORTH 3161	\$2,280,000	22/10/2017
3	23 Leaburn Av CAULFIELD NORTH 3161	\$2,205,500	28/05/2017

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.~~



4   2   1

**Rooms:**  
**Property Type:** House  
**Land Size:** 645 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,150,000 - \$2,365,000  
**Median House Price**  
September quarter 2017: \$2,105,000

## Comparable Properties



**7 Crotonhurst Av CAULFIELD NORTH 3161 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 28/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 788 sqm approx



**78 Bambra Rd CAULFIELD NORTH 3161 (VG)**   [Agent Comments](#)

4   -   -

**Price:** \$2,280,000  
**Method:** Sale  
**Date:** 22/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**23 Leaburn Av CAULFIELD NORTH 3161 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$2,205,500  
**Method:** Auction Sale  
**Date:** 28/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx