

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	3/2 Parkside Street, Elsternwick Vic 3185
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Indicative selling price

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

Range between	\$590,000	&	\$640,000
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Median sale price

Median price	\$665,000	House		Unit	X	Suburb	Elsternwick
Period - From	01/01/2018	to	31/03/2018	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	2/454 Kooyong Rd CAULFIELD SOUTH 3162	\$615,000	05/05/2018
2	8/360 Glen Eira Rd ELSTERNWICK 3185	\$611,000	25/03/2018
3	14/10 Parkside St ELSTERNWICK 3185	\$610,000	09/12/2017

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
March quarter 2018: \$665,000

Comparable Properties

2/454 Kooyong Rd CAULFIELD SOUTH 3162 **Agent Comments**
(REI)

2 1 1

Price: \$615,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Apartment



8/360 Glen Eira Rd ELSTERNWICK 3185 **Agent Comments**
(REI/VG)

2 1 1

Price: \$611,000
Method: Auction Sale
Date: 25/03/2018
Rooms: -
Property Type: Apartment



14/10 Parkside St ELSTERNWICK 3185 **Agent Comments**
(REI/VG)

2 1 1

Price: \$610,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Apartment