

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	28 Parnell Street, Elsternwick Vic 3185
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,400,000	&	\$2,600,000
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**Median sale price**

Median price	\$2,240,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	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	22 Sylverly Gr CAULFIELD 3162	\$2,660,000	26/11/2017
2	373 Kooyong Rd ELSTERNWICK 3185	\$2,650,000	25/03/2018
3	66 Snowdon Av CAULFIELD 3162	\$2,393,000	04/03/2018

**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.



3   1   2

**Rooms:** 7  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
March quarter 2018: \$2,240,000

## Comparable Properties



22 Sylverly Gr CAULFIELD 3162 (REI/VG)

Agent Comments

5   3   2

**Price:** \$2,660,000  
**Method:** Auction Sale  
**Date:** 26/11/2017  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 905 sqm approx



373 Kooyong Rd ELSTERNWICK 3185 (REI)

Agent Comments

5   5   2

**Price:** \$2,650,000  
**Method:** Auction Sale  
**Date:** 25/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



66 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

4   3   2

**Price:** \$2,393,000  
**Method:** Auction Sale  
**Date:** 04/03/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 837 sqm approx