

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 2/399 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$642,500 House Unit X Suburb Elsternwick

Period - From 01/04/2018 to 30/06/2018 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	3/50 Trevelyan St ELSTERNWICK 3185	\$306,250	02/05/2018
2	9/468 Kooyong Rd CAULFIELD SOUTH 3162	\$300,000	06/06/2018
3	7/399 Kooyong Rd ELSTERNWICK 3185	\$297,000	30/05/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$280,000 - \$308,000
Median Unit Price
 June quarter 2018: \$642,500

Comparable Properties



3/50 Trevelyan St ELSTERNWICK 3185
 (REI/VG)

Agent Comments

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Price: \$306,250
Method: Private Sale
Date: 02/05/2018
Rooms: -
Property Type: Apartment



9/468 Kooyong Rd CAULFIELD SOUTH 3162
 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: Strata Unit/Flat



7/399 Kooyong Rd ELSTERNWICK 3185
 (REI/VG)

Agent Comments

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Price: \$297,000
Method: Sold Before Auction
Date: 30/05/2018
Rooms: -
Property Type: Apartment