

## 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 4/21-23 College 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 \$760,000 & \$830,000

#### 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	5/18 Parkside St ELSTERNWICK 3185	\$825,000	19/07/2018
2	1/7 Gerard St CAULFIELD 3162	\$818,000	03/06/2018
3	5/24 Blanche St BRIGHTON EAST 3187	\$775,000	16/06/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$830,000  
**Median Unit Price**  
June quarter 2018: \$642,500

## Comparable Properties



**5/18 Parkside St ELSTERNWICK 3185 (VG)**

**Agent Comments**

2   -   -

**Price:** \$825,000  
**Method:** Sale  
**Date:** 19/07/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1/7 Gerard St CAULFIELD 3162 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$818,000  
**Method:** Auction Sale  
**Date:** 03/06/2018  
**Rooms:** -  
**Property Type:** Unit



**5/24 Blanche St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 16/06/2018  
**Rooms:** -  
**Property Type:** Unit