

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 78b Allison Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,807,500 House X Unit Suburb Elsternwick

Period - From 01/07/2018 to 30/09/2018 Source REIV

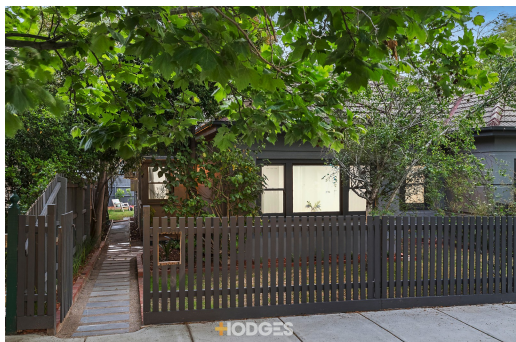
Comparable property sales (*Delete A or B below as applicable)

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	13 Glen Eira Av BALACLAVA 3183	\$1,196,000	01/09/2018
2	17 Flowers St CAULFIELD SOUTH 3162	\$1,190,000	11/07/2018
3	3 Cobden St CAULFIELD NORTH 3161	\$1,120,000	02/09/2018

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: House (Res)
Land Size: 225 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000
Median House Price
 September quarter 2018: \$1,807,500

Comparable Properties



13 Glen Eira Av BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$1,196,000
Method: Sold Before Auction
Date: 01/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 245 sqm approx

17 Flowers St CAULFIELD SOUTH 3162 (VG)

Agent Comments

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Price: \$1,190,000
Method: Sale
Date: 11/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 368 sqm approx



3 Cobden St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

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Price: \$1,120,000
Method: Auction Sale
Date: 02/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 270 sqm approx