

## 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 16/481 Kooyong Road, 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 \$310,000 & \$341,000

#### Median sale price

Median price \$652,500 House Unit X Suburb Elsternwick

Period - From 01/10/2018 to 31/12/2018 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	2/2 Yorston Ct ELSTERNWICK 3185	\$329,000	12/09/2018
2	10/5 Duke St CAULFIELD SOUTH 3162	\$326,000	16/11/2018
3	4/559 Glen Huntly Rd ELSTERNWICK 3185	\$315,000	17/11/2018

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:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$310,000 - \$341,000  
**Median Unit Price**  
December quarter 2018: \$652,500

## Comparable Properties



**2/2 Yorston Ct ELSTERNWICK 3185 (REI/VG)**   **Agent Comments**

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**Price:** \$329,000  
**Method:** Sold After Auction  
**Date:** 12/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**10/5 Duke St CAULFIELD SOUTH 3162 (REI/VG)**   **Agent Comments**

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**Price:** \$326,000  
**Method:** Sold After Auction  
**Date:** 16/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**4/559 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**   **Agent Comments**

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**Price:** \$315,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Apartment