

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 2/2 Parkside Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$510,000

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	7/6-8 Glen Eira Rd RIPPONLEA 3185	\$508,000	08/12/2018
2	3/15 Oak Gr RIPPONLEA 3185	\$500,000	21/10/2018
3	5/11 Crotonhurst Av CAULFIELD NORTH 3161	\$499,000	02/12/2018

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: Apartment
Agent Comments

Indicative Selling Price
 \$510,000
Median Unit Price
 December quarter 2018: \$652,500

Comparable Properties



7/6-8 Glen Eira Rd RIPPONLEA 3185 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$508,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Apartment



3/15 Oak Gr RIPPONLEA 3185 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$500,000
Method: Auction Sale
Date: 21/10/2018
Rooms: -
Property Type: Apartment
Land Size: 594 sqm approx



5/11 Crotonhurst Av CAULFIELD NORTH 3161 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$499,000
Method: Auction Sale
Date: 02/12/2018
Rooms: 4
Property Type: Apartment
Land Size: 840 sqm approx