

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 13 Parnell Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,500,000 & \$1,640,000

Median sale price

Median price \$1,725,000 House X Unit 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	19 Montclair Av BRIGHTON 3186	\$1,620,000	16/02/2019
2	26 Venus St CAULFIELD SOUTH 3162	\$1,575,000	19/01/2019
3	4 Allfrey St BRIGHTON EAST 3187	\$1,515,000	01/09/2018

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.



2 2 2

Rooms:
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,640,000
Median House Price
 December quarter 2018: \$1,725,000

Comparable Properties



19 Montclair Av BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,620,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 614 sqm approx



26 Venus St CAULFIELD SOUTH 3162 (VG)

Agent Comments

4 - -

Price: \$1,575,000
Method: Sale
Date: 19/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 592 sqm approx



4 Allfrey St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,515,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 710 sqm approx