

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 1/36 Parnell Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$740,000

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	4/21-23 College St ELSTERNWICK 3185	\$785,000	27/10/2018
2	5/25 Landcox St BRIGHTON EAST 3187	\$768,000	25/01/2019
3	3/38 Prahran Gr ELSTERNWICK 3185	\$736,000	05/12/2018

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: Unit
Agent Comments

Indicative Selling Price
\$740,000
Median Unit Price
December quarter 2018: \$652,500

Comparable Properties



4/21-23 College St ELSTERNWICK 3185
(REI/VG)

[Agent Comments](#)

2 1 1

Price: \$785,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Unit



5/25 Landcox St BRIGHTON EAST 3187
(REI/VG)

[Agent Comments](#)

2 1 1

Price: \$768,000
Method: Sold Before Auction
Date: 25/01/2019
Rooms: -
Property Type: Unit



3/38 Prahran Gr ELSTERNWICK 3185 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$736,000
Method: Sold Before Auction
Date: 05/12/2018
Rooms: 3
Property Type: Unit