

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	14 Rowan St ELSTERNWICK 3185	\$3,750,000	13/08/2017
2	25 Gladstone Pde ELSTERNWICK 3185	\$3,220,000	05/08/2017
3	392 Kooyong Rd CAULFIELD SOUTH 3162		31/08/2017

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.~~



3/4 2 3

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 846 sqm approx

Agent Comments

This landmark Victorian family residence is conveniently positioned and sited on an extraordinarily versatile corner allotment of some 850 m2.

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending June 2017: \$1,573,750

Comparable Properties



14 Rowan St ELSTERNWICK 3185 (REI)

5 2 4

Price: \$3,750,000
Method: Auction Sale
Date: 13/08/2017
Rooms: 7
Property Type: House (Res)
Land Size: 952 sqm approx

Agent Comments

Larger allotment of 952sqm, located only minutes away from Glen Huntly road.



25 Gladstone Pde ELSTERNWICK 3185 (REI)

5 2 2

Price: \$3,220,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 9
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

An imposing and character filled solid brick home on a smaller corner allotment of 780sqm.



392 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

5 3 3

Price:
Method: Private Sale
Date: 31/08/2017
Rooms: -
Property Type: House
Land Size: 888 sqm approx

Agent Comments

Blending extensive period detail with striking modern amenity on a slightly larger land size of 888sqm.