

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	16 Allison Rd ELSTERNWICK 3185	\$1,975,000	22/07/2017
2	24 Clarence St ELSTERNWICK 3185	\$1,940,000	20/05/2017
3	91 Allison Rd ELSTERNWICK 3185	\$1,780,000	18/06/2017

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 

Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 346 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

June quarter 2017: \$1,940,000

Edwardian Convenience with Modern Flair This picture perfect 3 bedroom / 2 bathroom Edwardian period home has been tastefully and beautifully renovated to offer a seamless blend of character and modern style to cater for the needs and wants of 21st century living. Ideally located in this coveted residential pocket just a stone's throw from Glenhuntly Road conveniences and every lifestyle amenity, this attractive residence will appeal to all astute buyers.

Comparable Properties

**16 Allison Rd ELSTERNWICK 3185 (REI)**

 3  2  2

Price: \$1,975,000**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 458 sqm approx

Agent Comments

A 3 bedroom Edwardian period residence set in a commanding elevated streetscape position in a highly regarded residential precinct.

**24 Clarence St ELSTERNWICK 3185 (REI/VG)**

 3  2  2

Price: \$1,940,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House - Duplex (Semi-detached)**Land Size:** 415 sqm approx

Agent Comments

A tastefully renovated Edwardian home exuding warmth and character.

**91 Allison Rd ELSTERNWICK 3185 (REI)**

 3  2  2

Price: \$1,780,000**Method:** Auction Sale**Date:** 18/06/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 378 sqm approx

Agent Comments

A renovated and extended period home.