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

6 16 Hopetoun Street, Elsternwick Vic 3185

Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000

Median sale price

Median price	\$1,940,000	Hou	ise X	Unit		Suburb	Elsternwick
Period - From	01/04/2017	to	30/06/2017		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Edward St ELSTERNWICK 3185	\$2,475,000	18/06/2017
2	4 Archibald St ELSTERNWICK 3185	\$2,160,000	18/05/2017
3	40 Edward St ELSTERNWICK 3185	\$2,075,000	26/08/2017

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300

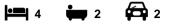
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House Land Size: 435 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price June guarter 2017: \$1,940,000

Comparable Properties

13 Edward St ELSTERNWICK 3185 (REI) 3 2 2 Price: \$2,475,000 Method: Auction Sale Date: 18/06/2017 Rooms: 4 Property Type: House (Res) Land Size: 468 sqm approx	Agent Comments
4 Archibald St ELSTERNWICK 3185 (REI) ↓ ↓ 2 ↓ 1 Price: \$2,160,000 Method: Sold Before Auction Date: 18/05/2017 Rooms: - Property Type: House (Res) Land Size: 404 sqm approx	Agent Comments
40 Edward St ELSTERNWICK 3185 (REI) 3 2 2 1 Price: \$2,075,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 492 sqm approx	Agent Comments

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