

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 19 Bayview Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,240,000 House Unit Suburb Elsternwick

Period - From 01/01/2018 to 31/03/2018 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	25 Park St ELSTERNWICK 3185	\$2,305,000	07/04/2018
2	68 Parkside St ELSTERNWICK 3185	\$1,990,000	03/06/2018
3	68 Allison Rd ELSTERNWICK 3185	\$1,890,000	06/05/2018

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.

19 Bayview Street, Elsternwick Vic 3185

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3+1 2 2

Rooms:
Property Type: House
Land Size: Approx. 437 sqm
approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
March quarter 2018: \$2,240,000

Comparable Properties



25 Park St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 1

Price: \$2,305,000
Method: Private Sale
Date: 07/04/2018
Rooms: 7
Property Type: House
Land Size: 408 sqm approx



68 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 1

Price: \$1,990,000
Method: Auction Sale
Date: 03/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 334 sqm approx



68 Allison Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,890,000
Method: Auction Sale
Date: 06/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 429 sqm approx