

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 2/1 Garden Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$625,000 House Unit X Suburb Elsternwick

Period - From 01/10/2017 to 31/12/2017 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.

	Address of comparable property	Price	Date of sale
1	7/8 Meadow St ST KILDA EAST 3183	\$630,000	08/10/2017
2	9/2 Parkside St ELSTERNWICK 3185	\$625,250	11/11/2017
3	10/304 Inkerman St ST KILDA EAST 3183	\$610,000	10/12/2017

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

lock up garage and separate laundry

Comparable Properties



7/8 Meadow St ST KILDA EAST 3183 (REI)

[Agent Comments](#)



Price: \$630,000

Method: Auction Sale

Date: 08/10/2017

Rooms: 3

Property Type: Apartment



9/2 Parkside St ELSTERNWICK 3185 (REI)

[Agent Comments](#)



Price: \$625,250

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: Apartment



10/304 Inkerman St ST KILDA EAST 3183 (REI) [Agent Comments](#)



Price: \$610,000

Method: Auction Sale

Date: 10/12/2017

Rooms: 3

Property Type: Apartment