

## 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 4/11 Hartington Street, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$929,000

#### Median sale price

Median price \$748,000 House Unit X 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.

|   | Address of comparable property             | Price     | Date of sale |
|---|--|-----------|--------------|
| 1 | 1/17-19 Gardenvale Rd CAULFIELD SOUTH 3162 | \$952,000 | 30/07/2017   |
| 2 | 307/242 Glen Huntly Rd ELSTERNWICK 3185    | \$925,000 | 25/07/2017   |
| 3 | 4/17-19 Gardenvale Rd CAULFIELD SOUTH 3162 | \$895,000 | 25/06/2017   |

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.



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**1/17-19 Gardenvale Rd CAULFIELD SOUTH  
3162 (REI)**

**Agent Comments**



**Price:** \$952,000  
**Method:** Auction Sale  
**Date:** 30/07/2017  
**Rooms:** 4  
**Property Type:** Villa



**307/242 Glen Huntly Rd ELSTERNWICK 3185  
(REI)**

**Agent Comments**



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 25/07/2017  
**Rooms:** -  
**Property Type:** Apartment



**4/17-19 Gardenvale Rd CAULFIELD SOUTH  
3162 (REI)**

**Agent Comments**



**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 25/06/2017  
**Rooms:** -  
**Property Type:** Unit