

## 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](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

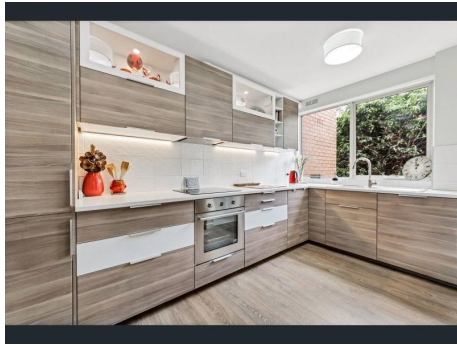
#### Comparable property sales (\*Delete A or B below as applicable)

**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	9/41 Nepean Hwy ELSTERNWICK 3185	\$660,000	02/12/2017
2	3/36 Brighton Rd BALACLAVA 3183	\$652,000	28/02/2018
3	6/5 the Av BALACLAVA 3183	\$650,000	21/02/2018

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.



2 2 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/41 Nepean Hwy ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 5

**Property Type:** Apartment



**3/36 Brighton Rd BALACLAVA 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$652,000

**Method:** Sold Before Auction

**Date:** 28/02/2018

**Rooms:** -

**Property Type:** Apartment



**6/5 the Av BALACLAVA 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 21/02/2018

**Rooms:** -

**Property Type:** Apartment