

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

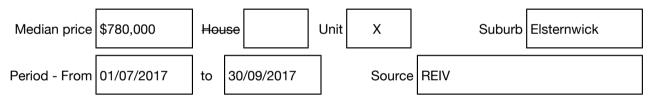
213/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$720,000

Median sale price



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	2/47 Westbury St ST KILDA EAST 3183	\$785,000	21/10/2017
2	G01/29-31 Ormond Rd ELWOOD 3184	\$775,000	23/10/2017
3	6/223 Alma Rd ST KILDA EAST 3183	\$715,000	15/10/2017

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 - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

propertydata

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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.









Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$720,000 **Median Unit Price** September quarter 2017: \$780,000

Comparable Properties



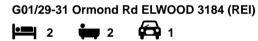
2/47 Westbury St ST KILDA EAST 3183 (REI)



Price: \$785,000 Method: Auction Sale Date: 21/10/2017 Rooms: -Property Type: Apartment

Agent Comments

Agent Comments



Price: \$775,000 Method: Private Sale Date: 23/10/2017 Rooms: -Property Type: Apartment



6/223 Alma Rd ST KILDA EAST 3183 (REI)



Agent Comments



Price: \$715.000 Method: Auction Sale Date: 15/10/2017 Rooms: 4 Property Type: Apartment

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