

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	22-26 Riddell Parade, Elsternwick VIC 3185
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Car		Or range between	\$995,000		\$1,015,000
2 Bed, 2 Bath, 1 Car		Or range between	\$1,150,000		\$1,175,000
2 Bed, 2 Bath, 1 Car		Or range between	\$1,375,000		\$1,475,000
3 Bed, 2 Bath, 2 Car		Or range between	\$1,495,000		\$1,625,000
3 Bed, 2 Bath, 2 Car		Or range between	\$2,050,000		\$2,150,000
3 Bed, 2.5 Bath, 2 Car	\$2,695,000	Or range between			
3 Bed, 2.5 Bath, 2 Car	\$2,995,000	Or range between			
3 Bed, 3 Bath, 2 Car	\$2,175,000				
3 Bed, 3 Bath, 2 Car	\$2,850,000				

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$620,000	Suburb	Elsternwick
Period - From	1 March 2018	To	28 March 2019
Source	Hometrack Australia		

# THREE SIXTY°

PROPERTY GROUP

## Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 2 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$995,000.00 - \$1,015,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 2 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$\$1,150,000.00 - \$1,175,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 2 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,375,000.00 - \$1,475,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,495,000.00 - \$1,625,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$\$2,050,000.00 - \$2,150,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2.5 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$2,695,000.00	

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PROPERTY GROUP

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2.5 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$2,995,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 3 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$2,175,000.00	

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 3 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$2,850,000.00	

# THREE SIXTY°

PROPERTY GROUP