

# 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

29 Regent 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)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,817,500 Property Type House Suburb Elsternwick

Period - From 01/10/2019 to 31/12/2019 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 | 36 Gladstone Pde ELSTERNWICK 3185 | \$2,820,000 | 23/11/2019   |
| 2 | 21 Villiers St ELSTERNWICK 3185   | \$2,320,000 | 30/11/2019   |
| 3 | 39 Regent St ELSTERNWICK 3185     | \$2,075,000 | 26/10/2019   |

**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.~~

This Statement of Information was prepared on:

05/02/2020 10:01

Angelos Stefanis  
(03) 9524 8404  
0402 23 23 99

astefanis@bigginScott.com.au

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000

**Median House Price**  
December quarter 2019: \$1,817,500



 3  2  1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 603 sqm approx

[Agent Comments](#)

## Comparable Properties



**36 Gladstone Pde ELSTERNWICK 3185 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,820,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**21 Villiers St ELSTERNWICK 3185 (REI)**

[Agent Comments](#)

 4  1  2

**Price:** \$2,320,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**Land Size:** 512 sqm approx



**39 Regent St ELSTERNWICK 3185 (REI)**

[Agent Comments](#)

 4  2  3

**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 517 sqm approx