

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 2 Brentani Avenue, 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 \$2,400,000 & \$2,640,000

## Median sale price

Median price \$1,890,000 \*House x \*Unit Suburb Elsternwick

Period - From 01/04/2018 to 30/06/2018 Source REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 Hartington St ELSTERNWICK 3185	\$3,100,000	23/06/2018
10 Stone St BRIGHTON EAST 3187	\$2,990,000	02/06/2018
10 Anne Cr BRIGHTON 3186	\$2,750,000	09/05/2018