

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

507/28 Riddell Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2020

to 31/12/2020

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	2/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$627,000	16/12/2020
2	504/28 Riddell Pde ELSTERNWICK 3185	\$625,000	11/01/2021
3	205/687 Glen Huntly Rd CAULFIELD 3162	\$610,000	25/11/2020

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:

10/02/2021 15:51

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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

December quarter 2020: \$640,000



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 2 1

Price: \$627,000

Method: Private Sale

Date: 16/12/2020

Property Type: Apartment



504/28 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Private Sale

Date: 11/01/2021

Property Type: Apartment



205/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Sold Before Auction

Date: 25/11/2020

Rooms: 3

Property Type: Apartment