

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	12/530 Glen Huntly Road, Elsternwick Vic 3185
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Indicative selling price

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

Range between	\$495,000	&	\$540,000
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Median sale price

Median price	\$625,000	House		Unit	X	Suburb	Elsternwick
Period - From	01/10/2017	to	31/12/2017	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	11/144 Brighton Rd RIPPONLEA 3185	\$551,550	02/12/2017
2	7/141 Glen Huntly Rd ELWOOD 3184	\$490,000	07/10/2017
3	12/209 Hotham St RIPPONLEA 3185	\$490,000	26/10/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



11/144 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments



Price: \$551,550

Method: Sold Before Auction

Date: 02/12/2017

Rooms: -

Property Type: Apartment



7/141 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: Apartment



12/209 Hotham St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 26/10/2017

Rooms: 4

Property Type: Apartment