

Naomi Dorevitch 9826 0000 0408 326 747 naomi@rodneymorley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	12/530 Glen Huntly Road, Elsternwick Vic 3185
ndicative selling prid	ce

In

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

1 4 10,000	Range between	\$495,000	&	\$540,000
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Median sale price

Median price	\$625,000	Hou	se	Unit	Х	;	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.

Add	dress 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.

Account - Rodney Morley | P: 03 9826 0000 | F: 03 9827 6956





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Indicative Selling Price \$495,000 - \$540,000 Median Unit Price December quarter 2017: \$625,000

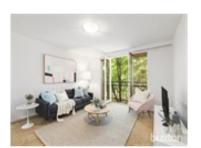




Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



11/144 Brighton Rd RIPPONLEA 3185 (REI)

2





Price: \$551,550

Method: Sold Before Auction

Date: 02/12/2017

Rooms: -

Property Type: Apartment

7/141 Glen Huntly Rd ELWOOD 3184 (REI)







Price: \$490,000 **Method:** Auction Sale **Date:** 07/10/2017

Rooms: 4

Property Type: Apartment

12/209 Hotham St RIPPONLEA 3185 (REI)







Price: \$490,000 Method: Private Sale Date: 26/10/2017

Rooms: 4

Property Type: Apartment

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Agent Comments

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