

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 6/36 Riddell Parade, Elsternwick

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$652,000 or range between \$820,000 & \$900,000

Median sale price

Median price Property type Suburb Elsternwick
Period - From 01/01/2021 to 31/03/2021 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) 8/28 Prahran Gr ELSTERNWICK 3185	\$1,085,000	10/04/2021
2) 1/11-13 Oswald St ELSTERNWICK 3185	\$978,500	20/03/2021
3) 4/374 Kooyong Rd CAULFIELD SOUTH 3162	\$815,000	14/03/2021

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: 15/04/2021