

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

802/26 Riddell Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,450,000

&

\$1,525,000

Median sale price

Median price \$702,500

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2021

to 30/09/2022

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	G02/2 Pine Av ELWOOD 3184	\$1,675,000	26/04/2022
2	2/88 Ormond Rd ELWOOD 3184	\$1,485,000	19/05/2022
3			

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:

26/10/2022 10:04

Campbell Kilsby

03 9532 7399

0402 212 093

ckilsby@greghocking.com.au

Indicative Selling Price

\$1,450,000 - \$1,525,000

Median Unit Price

Year ending September 2022: \$702,500



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

G02/2 Pine Av ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,675,000

Method: Sale

Date: 26/04/2022

Property Type: Subdivided Flat - Single OYO Flat



2/88 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,485,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment

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 - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276