Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 802/26 Riddell Parade, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$1,450,000		&		\$1,525,000			
Median sale p	rice							
Median price	\$702,500	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/10/2021	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



802/26 Riddell Parade, Elsternwick Vic 3185





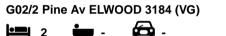


Property Type: Apartment Agent Comments

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

Comparable Properties



Agent Comments

Price: \$1,675,000 Method: Sale Date: 26/04/2022 Property Type: Subdivided Flat - Single OYO Flat

Chisholm Scamor

2/88 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



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

propertydata



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