

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address 12 / 573 GLEN HUNTLY ROAD, ELSTERNWICK VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between: \$550,000 & \$605,000

### Median sale price

Median price \$642,000 Apartment ☒ Suburb ELSTERNWICK VIC 3185  
Period - From 01/09/2017 to 17/09/2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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 properties	Price	Date of sale
1. 18/573-575 Glen Huntly Road, Elsternwick Vic 3185	\$622,000	20/05/2018
2. 3/2a Parkside Street, Elsternwick Vic 3185	\$615,000	23/06/2018
3. 8/20 Victoria Street, Elsternwick Vic 3185	\$615,000	02/06/2018