

## 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

1/488 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

4/18 King Street Elsternwick VIC 3185

\$625,000

23-Oct-21

7/573 Glen Huntly Road Elsternwick VIC 3185

\$655,000

05-Oct-21

9/3 Alexandra Avenue Elsternwick VIC 3185

\$610,000

29-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 03 March 2022

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4/18 King Street Elsternwick VIC 3185

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Sold Price

**\$625,000**

Sold Date

**23-Oct-21**

Distance

**0.16km**



7/573 Glen Huntly Road Elsternwick VIC 3185

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Sold Price

**\$655,000**

Sold Date

**05-Oct-21**

Distance

**0.36km**



9/3 Alexandra Avenue Elsternwick VIC 3185

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Sold Price

**\$610,000**

Sold Date

**29-Sep-21**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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