

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

9/15 Alexandra Avenue Elsternwick VIC 3185

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Aug 2020

to

31 Jul 2021

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

18/509 Glen Huntly Road Elsternwick VIC 3185	\$584,500	04-Dec-20
12/293 Kooyong Road Elsternwick VIC 3185	\$625,000	04-May-21
7/2A Parkside Street Elsternwick VIC 3185	\$600,000	17-Nov-20

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: 12 August 2021

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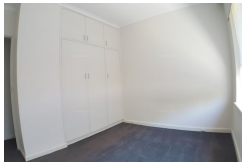
**18/509 Glen Huntly Road
Elsternwick VIC 3185**

2 1 1

Sold Price

\$584,500Sold Date **04-Dec-20**

Distance

0.7km

**12/293 Kooyong Road Elsternwick
VIC 3185**

2 1 1

Sold Price

\$625,000Sold Date **04-May-21**

Distance

1.13km

**7/2A Parkside Street Elsternwick
VIC 3185**

2 1 1

Sold Price

\$600,000Sold Date **17-Nov-20**

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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