

# 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

9/231 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)

Single price

\$650,000

### Median sale price

Median price

\$652,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2021

to

31/03/2021

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	14/231 Glen Huntly Rd ELSTERNWICK 3185	\$675,000	01/05/2021
2	13/488 Glen Huntly Rd ELSTERNWICK 3185	\$610,000	28/02/2021
3	8/573-577 Glen Huntly Rd ELSTERNWICK 3185	\$610,000	17/04/2021

**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:

24/05/2021 13:52



**Property Type:** Apartment

Agent Comments

Escape to an urban haven in this chic 2 bedroom 1st floor 2-storey apartment. In the heart of Elsternwick and nestled at the rear of the block, this quiet surprise features a spacious living/dining area, granite kitchen, a private decked courtyard, 2 quiet upstairs bedrooms (BIRs) and a marble bathroom. With a tropical walkway entrance, this contemporary abode boasts engineered floors, R/C air cond, storage room & secure basement parking for 2. Metres to cinemas, train, tram and fabulous cafés, restaurants, bars & shops.

## Comparable Properties



**14/231 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$675,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment



**13/488 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$610,000

**Method:** Auction Sale

**Date:** 28/02/2021

**Property Type:** Apartment



**8/573-577 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment