# 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

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Single price \$650,000

#### Median sale price

Median price	\$652,000	Pro	operty Type Unit	t		Suburb	Elsternwick
Period - From	01/01/2021	to	31/03/2021	Sou	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	lress 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







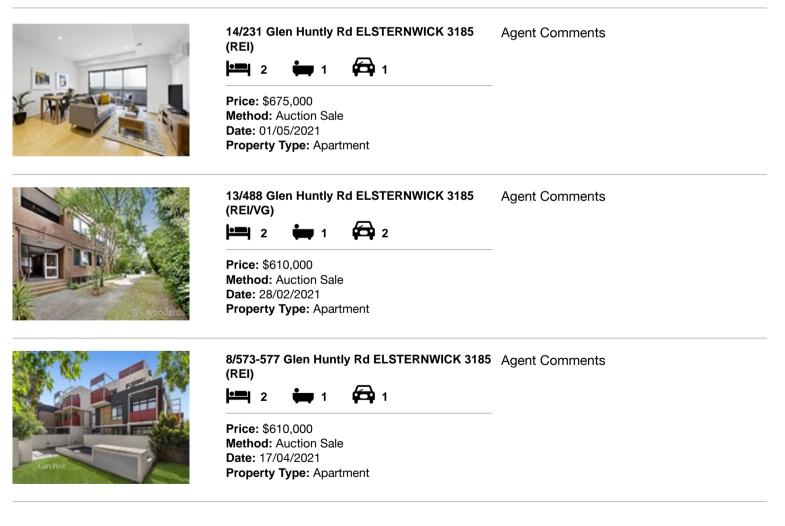
**Property Type:** Apartment Agent Comments

Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$650,000 Median Unit Price March quarter 2021: \$652,000

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**



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.