

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

109/242 GLEN HUNTLY ROAD 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Apr 2023

to

31 Mar 2024

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

309/242 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$612,000	04-Apr-24
208/242 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$585,000	12-Mar-24
104/242 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$565,000	14-Oct-23

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: 23 April 2024

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**309/242 GLEN HUNTLY ROAD
 ELSTERNWICK VIC 3185**

2 1 2

Sold Price

^{RS} **\$612,000**

Sold Date **04-Apr-24**

Distance **0km**



**208/242 GLEN HUNTLY ROAD
 ELSTERNWICK VIC 3185**

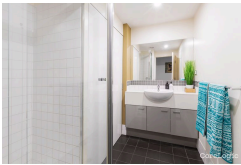
2 1 2

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date **12-Mar-24**

Distance **0km**



**104/242 GLEN HUNTLY ROAD
 ELSTERNWICK VIC 3185**

2 1 2

Sold Price

\$565,000

Sold Date **14-Oct-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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