

# 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

1/2 Parkside Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$544,500

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2020

to

30/09/2021

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	10/1 Yorston Ct ELSTERNWICK 3185	\$536,000	16/10/2021
2	2/118 Brighton Rd RIPPONLEA 3185	\$532,000	06/11/2021
3	101/2 Cedar St CAULFIELD SOUTH 3162	\$530,000	17/07/2021

**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:

10/11/2021 14:42

1/2 Parkside Street, Elsternwick Vic 3185



Oren Flamm

9533 0999

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**Indicative Selling Price**

\$495,000 - \$544,500

**Median Unit Price**

Year ending September 2021: \$670,000



2   -  

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**10/1 Yorston Ct ELSTERNWICK 3185 (REI)**

Agent Comments

2   1   1

**Price:** \$536,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Apartment



**2/118 Brighton Rd RIPPONLEA 3185 (REI)**

Agent Comments

2   1   1

**Price:** \$532,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** Unit

**101/2 Cedar St CAULFIELD SOUTH 3162 (VG)**

Agent Comments

2   -   -

**Price:** \$530,000

**Method:** Sale

**Date:** 17/07/2021

**Property Type:** Strata Unit/Flat

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900



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