

# 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 5/571 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)

Range between \$465,000 & \$495,000

### Median sale price

Median price \$690,750 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 30/09/2024 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	5/670 Inkerman Rd CAULFIELD NORTH 3161	\$482,500	16/06/2024
2	1/148 Booran Rd GLEN HUNTLY 3163	\$485,000	22/05/2024
3	6/2b Kinross Av CAULFIELD NORTH 3161	\$490,000	10/05/2024

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: 15/10/2024 09:46



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/670 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$482,500

**Method:** Auction Sale

**Date:** 16/06/2024

**Property Type:** Apartment



**1/148 Booran Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** Apartment



**6/2b Kinross Av CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** Unit

**Land Size:** 607 sqm approx