

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

9/573 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000

&

\$680,000

Median sale price

Median price \$818,000

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2021

to 31/12/2021

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	106/28 Riddell Pde ELSTERNWICK 3185	\$665,000	21/11/2021
2	8/37 Park St ELSTERNWICK 3185	\$650,000	11/12/2021
3	2/636 Glen Huntly Rd CAULFIELD SOUTH 3162	\$637,000	09/12/2021

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:

07/03/2022 18:54



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

December quarter 2021: \$818,000

Comparable Properties



106/28 Riddell Pde ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000

Method: Auction Sale

Date: 21/11/2021

Property Type: Apartment



8/37 Park St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment



2/636 Glen Huntly Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

2 0 -

Price: \$637,000

Method: Sale

Date: 09/12/2021

Property Type: Strata Unit/Flat