### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/36 Riddell Parade, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/04/2024	to	30/06/2024		So	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.

Ad	dress of comparable property	Price	Date of sale
1	4/41 Allison Rd ELSTERNWICK 3185	\$730,000	10/08/2024
2	1/17a Albion St BALACLAVA 3183	\$725,000	23/05/2024
3	4/31 St Georges Rd ELSTERNWICK 3185	\$745,000	15/05/2024

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:

21/08/2024 12:37



# woodards 🚾





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price June quarter 2024: \$747,500

Agent Comments

Agent Comments

## **Comparable Properties**



4/41 Allison Rd ELSTERNWICK 3185 (REI)



Price: \$730,000 Method: Auction Sale Date: 10/08/2024 Property Type: Apartment



1/17a Albion St BALACLAVA 3183 (REI)



Price: \$725,000 Method: Sold Before Auction Date: 23/05/2024 Property Type: Apartment



4/31 St Georges Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$745,000 Method: Private Sale Date: 15/05/2024 Property Type: Unit

#### Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



propertydata

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