

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 205 17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Elsternwick

Period - From 01/04/2024 to 30/06/2024 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	201/495 Glen Huntly Rd ELSTERNWICK 3185	\$1,045,000	20/07/2024
2	2/41 Ormond Esp ELWOOD 3184	\$1,888,000	21/06/2024
3	3/43 Balaclava Rd ST KILDA EAST 3183	\$1,120,000	04/06/2024

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: 30/07/2024 10:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$825,000 - \$875,000

Median Unit Price

June quarter 2024: \$747,500

Comparable Properties



201/495 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 2

Price: \$1,045,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Apartment



2/41 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2 2 2

Price: \$1,888,000

Method: Private Sale

Date: 21/06/2024

Property Type: Unit



3/43 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 2

Price: \$1,120,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit

Account - Atria Real Estate