

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

214/242 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$671,000

Property Type Unit

Suburb Elsternwick

Period - From 09/05/2022

to

08/05/2023

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	2/100 Westbury St BALACLAVA 3183	\$405,000	17/03/2023
2	9/400 Barkly St ELWOOD 3184	\$405,000	23/12/2022
3	8/93 Glen Huntly Rd ELWOOD 3184	\$390,000	30/11/2022

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:

09/05/2023 09:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

09/05/2022 - 08/05/2023: \$671,000

Comparable Properties



2/100 Westbury St BALACLAVA 3183 (REI/VG) **Agent Comments**



Price: \$405,000

Method: Private Sale

Date: 17/03/2023

Property Type: Apartment



9/400 Barkly St ELWOOD 3184 (REI/VG) **Agent Comments**



Price: \$405,000

Method: Private Sale

Date: 23/12/2022

Property Type: Unit



8/93 Glen Huntly Rd ELWOOD 3184 (REI/VG) **Agent Comments**



Price: \$390,000

Method: Private Sale

Date: 30/11/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088