

# 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 3/587 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 \$370,000 & \$395,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	14/401 Alma Rd CAULFIELD NORTH 3161	\$400,000	27/10/2023
2	10/6 Ripon Gr ELSTERNWICK 3185	\$380,000	01/08/2023
3	5/587 Glen Huntly Rd ELSTERNWICK 3185	\$375,000	15/12/2023

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: 23/01/2024 15:12



**Property Type:** Apartment  
**Land Size:** 52.4 sqm approx  
**Agent Comments**

## Comparable Properties



**14/401 Alma Rd CAULFIELD NORTH 3161**  
(REI/VG)

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** Apartment



**10/6 Ripon Gr ELSTERNWICK 3185 (VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 01/08/2023  
**Property Type:** Strata Unit/Flat



**5/587 Glen Huntly Rd ELSTERNWICK 3185**  
(REI)

**Agent Comments**



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Apartment