

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 4/559 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$762,000 House Unit X Suburb Elsternwick

Period - From 01/07/2018 to 30/09/2018 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	2/559 Glen Huntly Rd ELSTERNWICK 3185	\$355,000	13/06/2018
2	1/49 Clarence St ELSTERNWICK 3185	\$335,000	10/05/2018
3	2/2 Yorston Ct ELSTERNWICK 3185	\$329,000	12/09/2018

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.



1 1 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

September quarter 2018: \$762,000

Comparable Properties



2/559 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

Same block but renovated

1 - -

Price: \$355,000

Method: Sale

Date: 13/06/2018

Rooms: -

Property Type: Strata Unit/Flat



1/49 Clarence St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

1 1 1

Price: \$335,000

Method: Sold Before Auction

Date: 10/05/2018

Rooms: 2

Property Type: Apartment



2/2 Yorston Ct ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$329,000

Method: Sold After Auction

Date: 12/09/2018

Rooms: -

Property Type: Apartment