

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7/540 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$570,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$615,00 *House *Unit Suburb or locality Elsternwick Vic

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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) 773a Glen Huntly Rd CAULFIELD 3162	\$593,500	26/04/2024
2) 13/3 Alexandra Av ELSTERNWICK 3185	\$560,000	11/02/2024
3) 4/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$555,000	16/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.