

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

5/573 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,900,500

Property type

House

Suburb

Elsternwick

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

7/18 PARKSIDE STREET ELSTERNWICK VIC 3185	\$770,000	04-Sep-24
17/378 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$815,000	30-Nov-24
1/37 NORTHCOTE AVENUE CAULFIELD NORTH VIC 3161	\$814,000	17-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 31 December 2024

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**7/18 PARKSIDE STREET
 ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$770,000** Sold Date **04-Sep-24**

Distance **0.22km**



**17/378 GLEN HUNTLY ROAD
 ELSTERNWICK VIC 3185**

2 1 1

Sold Price ^{RS} **\$815,000**^{UN} Sold Date **30-Nov-24**

Distance **0.75km**



**1/37 NORTHCOTE AVENUE
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price ^{RS} **\$814,000**^{UN} Sold Date **17-Nov-24**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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