

# 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

208/17 Gordon Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,000

### Median sale price

Median price

\$665,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2020

to

31/03/2021

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	5/9 Greig Ct ELWOOD 3184	\$425,000	29/05/2021
2	104/82 Hotham St ST KILDA EAST 3183	\$435,000	07/04/2021
3			

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:

08/06/2021 12:43



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$449,000

**Median Unit Price**

Year ending March 2021: \$665,500

## Comparable Properties



**5/9 Greig Ct ELWOOD 3184 (REI)**

**Agent Comments**

1 1 1

**Price:** \$425,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Apartment

**Land Size:** 475 sqm approx



**104/82 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$435,000

**Method:** Sold Before Auction

**Date:** 07/04/2021

**Rooms:** 2

**Property Type:** Apartment

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.