

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

5/4 Parkside Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$640,000

&

\$690,000

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	14/231 Glen Huntly Rd ELSTERNWICK 3185	\$675,000	01/05/2021
2	2/6 Scott St ELWOOD 3184	\$667,000	29/01/2021
3	4/24 Kendall St ELWOOD 3184	\$649,000	04/02/2021

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:

10/05/2021 14:38



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

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Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending March 2021: \$665,500

Comparable Properties



14/231 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$675,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Apartment



2/6 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$667,000
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment



4/24 Kendall St ELWOOD 3184 (VG)

Agent Comments

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Price: \$649,000
Method: Sale
Date: 04/02/2021
Property Type: Stratum Flat