

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

205/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$624,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2023 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	202/495 Glen Huntly Rd ELSTERNWICK 3185	\$1,160,000	04/05/2023
2	302/160 Hotham St ST KILDA EAST 3183	\$870,000	16/04/2023
3	2/150-152 Brighton Rd RIPPONLEA 3185	\$808,000	18/11/2023

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.~~

This Statement of Information was prepared on:

26/04/2024 18:12

205/17 Gordon Street, Elsternwick Vic 3185

ATRIA
REAL ESTATE

Simone Chin

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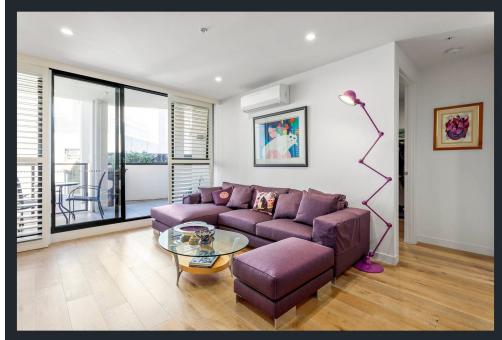
simone@atriarealestate.com.au

Indicative Selling Price

\$850,000 - \$910,000

Median Unit Price

Year ending March 2024: \$624,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

202/495 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 2

Price: \$1,160,000

Method: Private Sale

Date: 04/05/2023

Property Type: Apartment



302/160 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 2

Price: \$870,000

Method: Auction Sale

Date: 16/04/2023

Property Type: Apartment

Land Size: 80 sqm approx



2/150-152 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 2 2

Price: \$808,000

Method: Private Sale

Date: 18/11/2023

Property Type: Apartment

Account - Atria Real Estate



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