

## 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

3/378 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Apr 2023

to

31 Mar 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

2/304 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$485,000	02-Dec-23
2/24 CHARLES STREET ELSTERNWICK VIC 3185	\$467,000	20-Dec-23
205/28 RIDDELL PARADE ELSTERNWICK VIC 3185	\$455,000	26-Mar-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.~~

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**2/304 GLEN EIRA ROAD  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$485,000** Sold Date **02-Dec-23**

Distance **0.9km**



**2/24 CHARLES STREET  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$467,000** Sold Date **20-Dec-23**

Distance **0.58km**



**205/28 RIDDELL PARADE  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price <sup>RS</sup> **\$455,000** <sup>UN</sup> Sold Date **26-Mar-24**

Distance **0.2km**

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

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