

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	10/488 Glen Huntly Road, Elsternwick Vic 3185
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Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$748,000	House		Unit	X	Suburb	Elsternwick
Period - From	01/04/2017	to	30/06/2017	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	7/7-9 Roselea St CAULFIELD SOUTH 3162	\$610,000	26/07/2017
2	8/88 Brighton Rd RIPPONLEA 3185	\$585,000	09/09/2017
3	12/539 Glen Huntly Rd ELSTERNWICK 3185	\$550,000	17/06/2017

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.~~

Daniel Ashton
(03) 9524 8408
0408 078 515

dashton@bigginandscott.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2017: \$748,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



7/7-9 Roselea St CAULFIELD SOUTH 3162 (REI)

2 1 1

Price: \$610,000

Method: Private Sale

Date: 26/07/2017

Rooms: -

Property Type: Apartment

Agent Comments

Renovated. Lock up garage.



8/88 Brighton Rd RIPPONLEA 3185 (REI)

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Larger 2nd bedroom. Older renovation.



12/539 Glen Huntly Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment

Agent Comments

Older renovation. Similar position.