

## 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

1 Hendra Court 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

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,067,500

Property type

House

Suburb

Elsternwick

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 612 Inkerman Road Caulfield North VIC 3161  | \$1,750,000 | 02-Mar-21 |
| 32 Ludbrook Avenue Caulfield South VIC 3162 | \$1,780,000 | 14-Mar-21 |
| 11 Emma Street Caulfield South VIC 3162     | \$1,850,000 | 25-Mar-21 |

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.~~

This Statement of Information was prepared on: 02 August 2021


**612 Inkerman Road Caulfield North  
VIC 3161**
 4
  3
  2

Sold Price

**\$1,750,000**

Sold Date

**02-Mar-21**

Distance

**1.48km**
**32 Ludbrook Avenue Caulfield  
South VIC 3162**
 4
  1
  2

Sold Price

**\$1,780,000**

Sold Date

**14-Mar-21**

Distance

**1.82km**
**11 Emma Street Caulfield South VIC  
3162**
 8
  2
  1

Sold Price

**\$1,850,000**

Sold Date

**25-Mar-21**

Distance

**2.23km**

RS = Recent sale

UN = Undisclosed Sale

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