

# 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

9/36 Riddell Parade, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$760,123

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2021

to

30/06/2021

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	4/129 Glen Huntly Rd ELWOOD 3184	\$780,000	07/08/2021
2	4/31 St Georges Rd ELSTERNWICK 3185	\$760,123	25/06/2021
3	3/14 Orrong Rd ELSTERNWICK 3185	\$760,000	03/07/2021

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:

06/10/2021 10:29

Marshall Rushford

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

June quarter 2021: \$760,123



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/129 Glen Huntly Rd ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** Apartment



**4/31 St Georges Rd ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,123

**Method:** Private Sale

**Date:** 25/06/2021

**Property Type:** Apartment



**3/14 Orrong Rd ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** Apartment

**Land Size:** 1299 sqm approx

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018