

## 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

3/76 ORRONG 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Feb 2023

to

31 Jan 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

11/10 PARKSIDE STREET ELSTERNWICK VIC 3185	\$630,000	14-Oct-23
5/585 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$640,000	14-Dec-23
5/33 ST GEORGES ROAD ELSTERNWICK VIC 3185	\$642,000	09-Dec-23

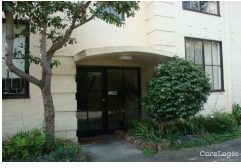
OR

**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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**11/10 PARKSIDE STREET  
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$630,000** Sold Date **14-Oct-23**

Distance **0.55km**



**5/585 GLEN HUNTLY ROAD  
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$640,000** Sold Date **14-Dec-23**

Distance **0.63km**



**5/33 ST GEORGES ROAD  
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$642,000** Sold Date **09-Dec-23**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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