

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

18/509 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$610,000

&

\$670,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2022

to 31/12/2022

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	2/848 Glen Huntly Rd CAULFIELD SOUTH 3162	\$680,000	12/11/2022
2	7/9 Marriott St CAULFIELD 3162	\$655,000	08/10/2022
3	12/530 Glen Huntly Rd ELSTERNWICK 3185	\$625,000	22/11/2022

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:

09/02/2023 12:27

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Indicative Selling Price

\$610,000 - \$670,000

Median Unit Price

Year ending December 2022: \$650,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/848 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Unit



7/9 Marriott St CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Apartment



12/530 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 22/11/2022

Property Type: Apartment