

# 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

504/28 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 \$600,000 & \$660,000

### Median sale price

Median price \$705,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2019 to 30/09/2020 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	18/568 New St BRIGHTON 3186	\$670,000	28/11/2020
2	202/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$640,000	30/09/2020
3	205/687 Glen Huntly Rd CAULFIELD 3162	\$610,000	25/11/2020

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:

01/12/2020 13:29



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending September 2020: \$705,000

## Comparable Properties



**18/568 New St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Apartment



**202/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 30/09/2020

**Property Type:** Apartment



**205/687 Glen Huntly Rd CAULFIELD 3162 (REI)** **Agent Comments**



**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 25/11/2020

**Rooms:** 3

**Property Type:** Apartment