

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

2/561 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2022

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	9/130 Glen Huntly Rd ELWOOD 3184	\$377,000	12/12/2022
2	2/41 Clarence St ELSTERNWICK 3185	\$375,000	20/01/2023
3	1/41 Clarence St ELSTERNWICK 3185	\$365,000	26/11/2022

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:

13/02/2023 12:15



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

December quarter 2022: \$625,000

Subject property has balcony - unlike the comparable properties - which have no, on-title, outdoor area.

Comparable Properties



9/130 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

 1  1  -

Price: \$377,000

Method: Private Sale

Date: 12/12/2022

Property Type: Apartment



2/41 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 20/01/2023

Property Type: Flat



1/41 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 26/11/2022

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300