

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

5/585 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$623,500 Property Type Unit Suburb Elsternwick

Period - From 01/10/2022 to 30/09/2023 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	2/189 Hawthorn Rd CAULFIELD NORTH 3161	\$645,000	04/10/2023
2	101/677 Glen Huntly Rd CAULFIELD 3162	\$615,000	10/09/2023
3	7/7-9 Albert St CAULFIELD NORTH 3161	\$605,000	26/11/2023

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:

06/12/2023 11:25

5/585 Glen Huntly Road, Elsternwick Vic 3185

Marshall Rushford
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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending September 2023: \$623,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/189 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

2 - -

Price: \$645,000

Method: Sale

Date: 04/10/2023

Property Type: Strata Unit/Flat



101/677 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Auction Sale

Date: 10/09/2023

Property Type: Apartment



7/7-9 Albert St CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Auction Sale

Date: 26/11/2023

Property Type: Apartment

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