

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

6/231 Glen Huntly Road Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Mar 2019

to

29 Feb 2020

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

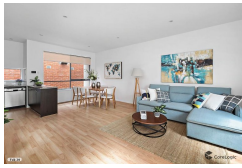
Date of sale

7/231 Glen Huntly Road Elsternwick VIC 3185	\$800,000	14-Mar-20
6/27 Ormond Road Elwood VIC 3184	\$870,000	13-Dec-19
3/6 John Street Elwood VIC 3184	\$880,000	23-Nov-19

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.~~

This Statement of Information was prepared on: 30 March 2020



7/231 Glen Huntly Road Elsternwick VIC 3185

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

14-Mar-20



3



2



2

Distance

0.01km



6/27 Ormond Road Elwood VIC 3184

Sold Price

\$870,000

Sold Date

13-Dec-19



3



1



1

Distance

1.34km



3/6 John Street Elwood VIC 3184

Sold Price

\$880,000

Sold Date

23-Nov-19



3



1



1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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