

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

10/559 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2023

to

30/06/2023

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	3/50 Trevelyan St ELSTERNWICK 3185	\$286,000	09/05/2023
2	2/58 Lantana Rd GARDENVALE 3185	\$285,000	30/05/2023
3	5/16 Newlyn St CAULFIELD 3162	\$283,000	30/04/2023

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:

29/08/2023 09:27



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000

Median Unit Price

June quarter 2023: \$615,000

Comparable Properties



3/50 Trevelyan St ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$286,000

Method: Private Sale

Date: 09/05/2023

Property Type: Unit



2/58 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

 1  1  1

Price: \$285,000

Method: Private Sale

Date: 30/05/2023

Property Type: Apartment



5/16 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

 1  1  1

Price: \$283,000

Method: Auction Sale

Date: 30/04/2023

Property Type: Unit

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