

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	601/483 Glen Huntly Road, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000

Median sale price

Median price	\$670,000	Hou	se	Unit	Х	Su	ıburb	Elsternwick
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

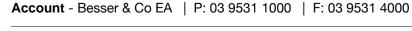
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 606/28 Riddell Pde ELSTERNWICK 3185 \$620,000 24/03/2019 2 506/483 Glen Huntly Rd ELSTERNWICK 3185 \$600,000 26/05/2019

OR

3

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.



501/28 Riddell Pde ELSTERNWICK 3185



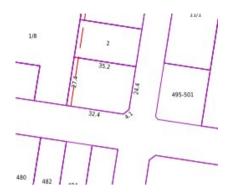


\$595,688

14/02/2019

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Indicative Selling Price \$550,000 - \$600,000 Median Unit Price March quarter 2019: \$670,000

Comparable Properties

606/28 Riddell Pde ELSTERNWICK 3185

(REI/VG)





Price: \$620,000

Method: Sold Before Auction

Date: 24/03/2019 **Rooms:** 3

Property Type: Apartment

Agent Comments



2 = 2 = 2

Price: \$600,000 Method: Auction Sale Date: 26/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

501/28 Riddell Pde ELSTERNWICK 3185

(REI/VG)







Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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