



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

601/483 Glen Huntly Road, Elsternwick Vic 3185

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

House

Unit

X

Suburb

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
3	501/28 Riddell Pde ELSTERNWICK 3185	\$595,688	14/02/2019

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.



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

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)

Agent Comments



Price: \$620,000
Method: Sold Before Auction
Date: 24/03/2019
Rooms: 3
Property Type: Apartment



506/483 Glen Huntly Rd ELSTERNWICK 3185
 (REI/VG)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 26/05/2019
Rooms: -
Property Type: Apartment



501/28 Riddell Pde ELSTERNWICK 3185
 (REI/VG)

Agent Comments



Price: \$595,688
Method: Private Sale
Date: 14/02/2019
Rooms: 3
Property Type: Apartment