

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 404/28 Riddell Parade, Elsternwick, Vic 3185

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$700,000 Property type Apartment Suburb Elsternwick

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
18/125 Ormond Rd ELWOOD 3184	\$660,000	19/08/2022
4/2a Rusden St ELSTERNWICK 3185	\$625,000	19/06/2022
2/14 Nepean Hwy BRIGHTON 3186	\$650,250	27/06/2022

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: 14/10/2022