

# 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 205/17 Gordon Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$825,000 & \$875,000

### Median sale price

Median price \$668,500 Property Type Unit Suburb Elsternwick

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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

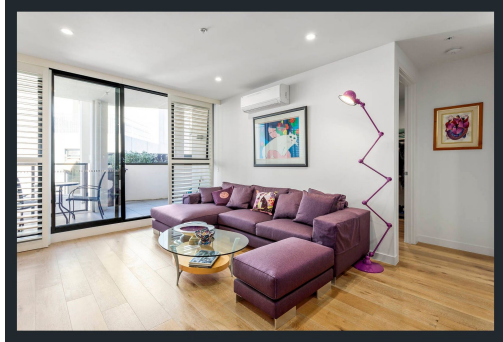
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	301/2 Kingsley St ELWOOD 3184	\$870,000	09/12/2024
2			
3			

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: 15/01/2025 10:02



 2    2    2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$825,000 - \$875,000

**Median Unit Price**

15/01/2024 - 14/01/2025: \$668,500

## Comparable Properties



**301/2 Kingsley St ELWOOD 3184 (REI)**

Agent Comments

 2    2    1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** Apartment

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.

Account - Atria Real Estate



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