

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

20/378 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$775,000

&

\$850,000

Median sale price

Median price \$780,000

House

Unit

X

Suburb Elsternwick

Period - From 01/07/2017

to 30/09/2017

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	707/18 McCombie St ELSTERNWICK 3185	\$910,000	29/07/2017
2	304/2 Kingsley St ELWOOD 3184	\$842,500	03/09/2017
3	1/14 Nepean Hwy BRIGHTON 3186	\$775,000	11/10/2017

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.~~



 2
  2
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median Unit Price

September quarter 2017: \$780,000

Superb Lifestyle with Views, Security & Convenience This extra spacious 103m2 approx 2 bedroom / 2 bathroom security apartment with lift access sits proudly at the top and front of the exclusive and highly regarded Renown apartment complex perfectly positioned in the heart of Glenhuntly Rd. Immaculately and stylishly renovated to a superb level, this impressive residence offers the ultimate lifestyle opportunity with the bonus of unobstructed CBD views and the convenience of every amenity at your doorstep.

Comparable Properties



707/18 McCombie St ELSTERNWICK 3185 (REI)

 2
  2
  1

Price: \$910,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: Apartment

Agent Comments

A smaller apartment with Bay- and City views



304/2 Kingsley St ELWOOD 3184 (REI)

 2
  2
  2

Price: \$842,500
Method: Private Sale
Date: 03/09/2017
Rooms: 3
Property Type: Apartment

Agent Comments

A slightly smaller apartment with views.



1/14 Nepean Hwy BRIGHTON 3186 (REI)

 2
  2
  1

Price: \$775,000
Method: Sold Before Auction
Date: 11/10/2017
Rooms: -
Property Type: Apartment

Agent Comments

A smaller courtyard apartment on a main road.