

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

17/1-3 Carre Street Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

27/573 Glen Huntly Road Elsternwick VIC 3185	\$423,000	01-Dec-20
104/28 Riddell Parade Elsternwick VIC 3185	\$440,000	22-Oct-20
108/17 Gordon Street Elsternwick VIC 3185	\$455,000	01-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 11 February 2021



**27/573 Glen Huntly Road
Elsternwick VIC 3185**

 1  1  1

Sold Price

\$423,000

Sold Date

01-Dec-20

Distance

0.74km

**104/28 Riddell Parade Elsternwick
VIC 3185**

 1  1  1

Sold Price

\$440,000

Sold Date

22-Oct-20

Distance

0.21km

**108/17 Gordon Street Elsternwick
VIC 3185**

 1  1  1

Sold Price

\$455,000

Sold Date

01-Jul-20

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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