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Rooms: 2

Property Type: Unit

Agent Comments

Quietly positioned at the rear of a boutique complex of only 8, this largely original yet comfortable 1 bedroom villa unit provides an ideal opportunity to secure a great first home, downsizer or investment. Superbly located in the Paris end of Orrong Rd just a few metres from every Glenhuntly Rd convenience, this charming low maintenance abode is an attractive proposition for buyers keen to acquire a home with scope for personalization.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2017: \$700,000

Comparable Properties



G07/2 Kingsley St ELWOOD 3184 (REI/VG)

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Price: \$570,000

Method: Sold Before Auction

Date: 21/02/2017

Rooms: 2

Property Type: House (Res)

Agent Comments

Modern 1 bedroom apartment w. separate study and courtyard.



1/1 Maysbury Av ELSTERNWICK 3185 (VG)

 1
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Price: \$505,000

Method: Sale

Date: 23/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 1728 sqm approx

Agent Comments

Good sized 1 bedroom apartment in period block w/o outdoor area.



2/147 Glen Huntly Rd ELWOOD 3184 (VG)

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Price: \$485,000

Method: Sale

Date: 16/01/2017

Rooms: -

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Renovated 1 bedroom courtyard apartment, approx 45sqm internally with the bathroom as ensuite to master bedroom.

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

4/52 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$700,000

Unit X

Suburb Elsternwick

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
G07/2 Kingsley St ELWOOD 3184	\$570,000	21/02/2017
1/1 Maysbury Av ELSTERNWICK 3185	\$505,000	23/01/2017
2/147 Glen Huntly Rd ELWOOD 3184	\$485,000	16/01/2017