

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

208/483 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$664,000 Property Type Unit Suburb Elsternwick

Period - From 27/07/2019 to 26/07/2020 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	106/483 Glen Huntly Rd ELSTERNWICK 3185	\$430,000	09/02/2020
2	310/5-7 Nepean Hwy ELSTERNWICK 3185	\$407,500	22/04/2020
3	30/2 Gordon St ELSTERNWICK 3185	\$400,000	06/05/2020

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:

27/07/2020 10:12



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

27/07/2019 - 26/07/2020: \$664,000

Comparable Properties

106/483 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 09/02/2020

Property Type: Strata Unit/Flat



310/5-7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$407,500

Method: Private Sale

Date: 22/04/2020

Property Type: Apartment



30/2 Gordon St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 06/05/2020

Property Type: Apartment