

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 9/481-483 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elsternwick

Period - From 03/09/2023 to 02/09/2024 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	10/353 Kooyong Rd ELSTERNWICK 3185	\$365,000	18/04/2024
2	7/559 Glen Huntly Rd ELSTERNWICK 3185	\$350,000	17/03/2024
3	105/18 Mccombie St ELSTERNWICK 3185	\$350,000	06/03/2024

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: 03/09/2024 16:57



Property Type: Apartment

Agent Comments

Comparable Properties



10/353 Kooyong Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$365,000

Method: Auction Sale

Date: 18/04/2024

Property Type: Unit



7/559 Glen Huntly Rd ELSTERNWICK 3185 (VG) Agent Comments



Price: \$350,000

Method: Sale

Date: 17/03/2024

Property Type: Strata Unit/Flat



105/18 Mccombie St ELSTERNWICK 3185 (VG) Agent Comments



Price: \$350,000

Method: Sale

Date: 06/03/2024

Property Type: Strata Unit/Flat