Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/587 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$315,000 &	\$340,000
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Median sale price

Median price	\$640,000	Pro	perty Type	Jnit		Suburb	Elsternwick
Period - From	01/10/2023	to	31/12/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/6 Byron St ELWOOD 3184	\$340,000	28/10/2023
2	12/468 Kooyong Rd CAULFIELD SOUTH 3162	\$320,000	12/10/2023
3	6/197 Brighton Rd ELWOOD 3184	\$318,000	07/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/02/2024 10:33





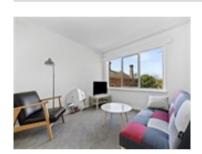


Indicative Selling Price \$315,000 - \$340,000 **Median Unit Price** December quarter 2023: \$640,000



Property Type: Apartment Land Size: 56.1 sqm approx **Agent Comments**

Comparable Properties



6/6 Byron St ELWOOD 3184 (REI/VG)





Price: \$340,000 Method: Private Sale Date: 28/10/2023

Property Type: Apartment

Agent Comments



12/468 Kooyong Rd CAULFIELD SOUTH 3162

(REI/VG)





Price: \$320,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Apartment

Agent Comments



6/197 Brighton Rd ELWOOD 3184 (REI)



Price: \$318.000 Method: Private Sale Date: 07/12/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



