

# 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

1/587 Glen Huntly Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$315,000 & \$340,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	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 comparable properties 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



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

## Comparable Properties



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

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** Apartment



**12/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Sold Before Auction  
**Date:** 12/10/2023  
**Property Type:** Apartment



**6/197 Brighton Rd ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$318,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** Apartment