

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

6/112-118 Gardenvale Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$648,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2023

to 31/03/2023

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	205/449 Hawthorn Rd CAULFIELD SOUTH 3162	\$595,000	15/05/2023
2	504/18 Mccombie St ELSTERNWICK 3185	\$555,000	24/05/2023
3	8/37 Orrong Rd ELSTERNWICK 3185	\$536,000	28/05/2023

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:

19/06/2023 15:31



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

March quarter 2023: \$648,000

Comparable Properties

**205/449 Hawthorn Rd CAULFIELD SOUTH
3162 (REI)**

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 15/05/2023

Property Type: Apartment



**504/18 Mccombie St ELSTERNWICK 3185
(REI)**

Agent Comments

 2  1  1

Price: \$555,000

Method: Sold Before Auction

Date: 24/05/2023

Property Type: Apartment



8/37 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  -

Price: \$536,000

Method: Auction Sale

Date: 28/05/2023

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300