

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

50 Riddell Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between \$3,200,000

&

\$3,400,000

Median sale price

Median price \$2,015,000

Property Type House

Suburb Elsternwick

Period - From 01/07/2023

to

30/06/2024

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	13 Staniland Gr ELSTERNWICK 3185	\$3,280,000	18/05/2024
2	135 North Rd BRIGHTON 3186	\$3,220,000	25/03/2024
3			

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:

04/09/2024 12:04

Michael Derham
0425 790 233
michaeld@whitefoxrealestate.com.au



4 2 3

Rooms: 9
Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
Year ending June 2024: \$2,015,000

Comparable Properties



13 Staniland Gr ELSTERNWICK 3185 (REI/VG) **Agent Comments**

4 2 2

Price: \$3,280,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 785 sqm approx



135 North Rd BRIGHTON 3186 (REI/VG) **Agent Comments**

4 3 2

Price: \$3,220,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 766 sqm approx

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.