

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 9/2 Parkside Street, Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$570,000 & \$627,000

Median sale price

Median price \$625,000 Property type Unit Suburb Elsternwick
Period - From 29/04/2023 to 28/04/2024 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. 9/530 Glen Huntly Rd ELSTERNWICK 3185	\$615,000	24/02/2024
2. 112/81 Asling St BRIGHTON 3186	\$605,000	11/04/2024
3. 3/9 Joyce St ELWOOD 3184	\$605,000	05/04/2024

This Statement of Information was prepared on: 29/04/2024