

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 503/28 Riddell Parade Elsternwick 3185

Indicative selling price

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

Single price \$ or range between \$520,000 & \$570,000

Median sale price

Median price \$689,500 Property type Apartment Suburb Elsternwick
Period - From 01/07/2019 to 30/09/2019 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
3/573-577 Glen Huntly Road Elsternwick 3185	\$595,000	14/11/2019
17/568 New Street Brighton 3186	\$575,000	04/10/2019
14/1-3 Carre Street Elsternwick 3185	\$547,250	11/09/2019

This Statement of Information was prepared on: 16/01/2020