Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

311/242 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$375,000	ķ	\$412,500
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Median sale price

Median price	\$690,750	Pro	perty Type Un	it		Suburb	Elsternwick
Period - From	01/10/2023	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	803/18 Mccombie St ELSTERNWICK 3185	\$375,000	06/12/2024
2	5/24 Charles St ELSTERNWICK 3185	\$395,000	29/10/2024
3	4/6-8 Cyril St ELWOOD 3184	\$412,000	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2025 13:30



BigginScott*





Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$375,000 - \$412,500 Median Unit Price

Year ending September 2024: \$690,750

Comparable Properties



803/18 Mccombie St ELSTERNWICK 3185 (REI)

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Price: \$375,000 Method: Private Sale Date: 06/12/2024

Property Type: Apartment

Agent Comments



5/24 Charles St ELSTERNWICK 3185 (REI)

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Price: \$395,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: Apartment

Agent Comments



4/6-8 Cyril St ELWOOD 3184 (REI)

1





Price: \$412,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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