

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 18/573-575 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$520,000 & \$572,000

Median sale price

Median price \$625,000 House Unit X Suburb Elsternwick

Period - From 01/10/2017 to 31/12/2017 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 | 12/530 Glen Huntly Rd ELSTERNWICK 3185 | \$573,000 | 25/03/2018 |
| 2 | 4/28 Horne St ELSTERNWICK 3185 | \$565,000 | 02/12/2017 |
| 3 | 47/2 Gordon St ELSTERNWICK 3185 | \$550,000 | 17/01/2018 |

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$572,000
Median Unit Price
December quarter 2017: \$625,000

Comparable Properties



12/530 Glen Huntly Rd ELSTERNWICK 3185 (REI) [Agent Comments](#)

2 1 1

Price: \$573,000
Method: Auction Sale
Date: 25/03/2018
Rooms: 4
Property Type: Apartment



4/28 Horne St ELSTERNWICK 3185 (REI/VG) [Agent Comments](#)

2 2 1

Price: \$565,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment



47/2 Gordon St ELSTERNWICK 3185 (REI/VG) [Agent Comments](#)

2 2 -

Price: \$550,000
Method: Private Sale
Date: 17/01/2018
Rooms: 5
Property Type: Apartment