

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

Brand new luxury 2 bedrooms, 2 bathrooms, 1 car park GLEN
HUNTLY ROAD 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)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,175,000

Property type

Commercial

Suburb

Elsternwick

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

3/16 SEYMOUR ROAD ELSTERNWICK VIC 3185	\$950,000	04-Dec-22
5/8 ELIZABETH STREET ELSTERNWICK VIC 3185	\$880,000	20-Nov-22
5/52-54 ORRONG ROAD ELSTERNWICK VIC 3185	\$879,000	02-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024



**3/16 SEYMOUR ROAD
ELSTERNWICK VIC 3185**

 2  2  2

Sold Price **\$950,000** Sold Date **04-Dec-22**

Distance **0.92km**



**5/8 ELIZABETH STREET
ELSTERNWICK VIC 3185**

 2  1  1

Sold Price **\$880,000** Sold Date **20-Nov-22**

Distance **0.68km**



**5/52-54 ORRONG ROAD
ELSTERNWICK VIC 3185**

 2  1  1

Sold Price ^{RS} **\$879,000** Sold Date **02-Mar-24**

Distance **0.7km**



**5/14 SINCLAIR STREET
ELSTERNWICK VIC 3185**

 2  1  2

Sold Price **\$861,000** Sold Date **04-Sep-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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