

# 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 18/481-483 Kooyong Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$515,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	206/17 Gordon St ELSTERNWICK 3185	\$500,000	05/12/2023
2	34/2 Gordon St ELSTERNWICK 3185	\$480,000	23/11/2023
3	7/1-3 Duke St CAULFIELD SOUTH 3162	\$470,000	24/10/2023

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.~~

This Statement of Information was prepared on: 07/02/2024 11:28



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**Property Type:** Apartment

**Land Size:** 75 sqm approx

Agent Comments

**Indicative Selling Price**

\$470,000 - \$515,000

**Median Unit Price**

December quarter 2023: \$640,000

## Comparable Properties



**206/17 Gordon St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment



**34/2 Gordon St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Apartment



**7/1-3 Duke St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

2 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Apartment

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