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

205/28 RIDDELL PARADE ELSTERNWICK VIC 3185

Indicative selling price

Period-from

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

Single Price		or rang betwee	5440.000	&	\$480,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$690,000	Property type	Unit	Suburb	Elsternwick				

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale	
2/304 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$485,000	02-Dec-23	
1/45 SHELLEY STREET ELWOOD VIC 3184	\$470,000	19-Aug-23	
3/14 BRIGGS STREET CAULFIELD VIC 3162	\$440,000	12-Jan-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: 19 February 2024

Source

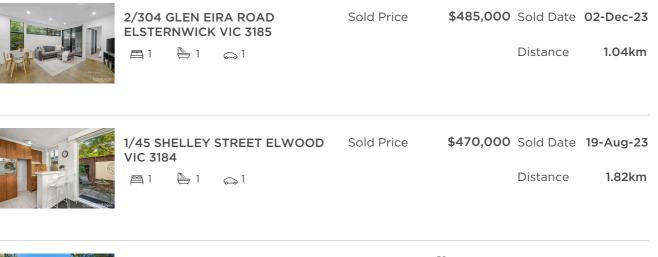


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	3/14 BRIGGS STREET CAULFIELD VIC 3162	Sold Price	^{RS} \$440,000 Sold Date	12-Jan-24
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RS = Recent sale UN = Undisclosed Sale

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