

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

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

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Feb 2023

to

31 Jan 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

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



**2/304 GLEN EIRA ROAD
 ELSTERNWICK VIC 3185**

 1  1  1

Sold Price **\$485,000** Sold Date **02-Dec-23**

Distance **1.04km**



**1/45 SHELLEY STREET ELWOOD
 VIC 3184**

 1  1  1

Sold Price **\$470,000** Sold Date **19-Aug-23**

Distance **1.82km**



**3/14 BRIGGS STREET CAULFIELD
 VIC 3162**

 1  1  1

Sold Price ^{RS} **\$440,000** Sold Date **12-Jan-24**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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