

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 304/17 Gordon Street Elsternwick
Including suburb and
Postcode

Indicative selling price

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

Range between \$410,000 - \$440,000

Median sale price

Median price \$ 400,000 Property Type: Apartment Suburb: Elsternwick

Period – From 30/01/2024 to 05/05/2023 Source REIV

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

A These are the 3 properties sold within three kilometre of the property for sale in the last year 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	209/17 Gordon Street Elsternwick	\$420,000	30/01/2024
2	404/17 Gordon Street Elsternwick	\$400,000	29/05/2023
3	204/17 Gordon Street Elsternwick	\$475,000	05/05/2023