## 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

5/585 Glen Huntly Road, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$623,500	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/189 Hawthorn Rd CAULFIELD NORTH 3161	\$645,000	04/10/2023
2	408/18 Mccombie St ELSTERNWICK 3185	\$640,000	25/08/2023
3	101/677 Glen Huntly Rd CAULFIELD 3162	\$615,000	10/09/2023

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:

21/11/2023 10:52









**Property Type:** Apartment Agent Comments

Jason Isaacs 03 8532 5200 0488 700 789 jason.isaacs@belleproperty.com

Indicative Selling Price \$590,000 - \$649,000 Median Unit Price Year ending September 2023: \$623,500

# **Comparable Properties**





408/18 Mccombie St ELSTERNWICK 3185 (REI/VG)

2/189 Hawthorn Rd CAULFIELD NORTH 3161

Agent Comments

Agent Comments



Price: \$640,000 Method: Sold Before Auction Date: 25/08/2023 Property Type: Apartment



101/677 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$615,000 Method: Auction Sale Date: 10/09/2023 Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018





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