

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 5/587 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$599,500 Property Type Unit Suburb Elsternwick

Period - From 01/07/2023 to 30/09/2023 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	8/561 Glen Huntly Rd ELSTERNWICK 3185	\$380,000	15/08/2023
2	10/6 Ripon Gr ELSTERNWICK 3185	\$380,000	01/08/2023
3	12/587 Glen Huntly Rd ELSTERNWICK 3185	\$363,500	17/07/2023

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 16:48



Property Type: Apartment

Agent Comments

Comparable Properties



8/561 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 15/08/2023

Property Type: Apartment



10/6 Ripon Gr ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 01/08/2023

Property Type: Strata Unit/Flat



12/587 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$363,500

Method: Private Sale

Date: 17/07/2023

Property Type: Apartment

Land Size: 1057 sqm approx