Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	5/587 Glen Huntly Road, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$599,500	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	01/07/2023	to	30/09/2023	So	ource	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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$350,000 - \$385,000 **Median Unit Price** September quarter 2023: \$599,500



Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$380,000 Method: Private Sale Date: 15/08/2023

Property Type: Apartment

Agent Comments



10/6 Ripon Gr ELSTERNWICK 3185 (VG)





Price: \$380.000 Method: Sale Date: 01/08/2023

Property Type: Strata Unit/Flat

Agent Comments

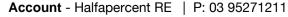


12/587 Glen Huntly Rd ELSTERNWICK 3185

(REI/VG)

Price: \$363,500 Method: Private Sale Date: 17/07/2023

Property Type: Apartment Land Size: 1057 sqm approx Agent Comments





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