## 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

505/483 Glen Huntly Road, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$620,000		&		\$650,000			
Median sale pi	rice							
Median price	\$624,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	403/77 Hawthorn Rd CAULFIELD NORTH 3161	\$640,000	17/04/2024
2	3/28 Horne St ELSTERNWICK 3185	\$635,000	06/04/2024
3	507/483 Glen Huntly Rd ELSTERNWICK 3185	\$625,000	04/03/2024

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:

22/05/2024 09:44









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$620,000 - \$650,000 Median Unit Price Year ending March 2024: \$624,000

# **Comparable Properties**



403/77 Hawthorn Rd CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$640,000 Method: Sold Before Auction Date: 17/04/2024 Property Type: Apartment

3/28 Horne St ELSTERNWICK 3185 (REI/VG) A

Agent Comments



Price: \$635,000 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment



507/483 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (REI/VG)



Price: \$625,000 Method: Private Sale Date: 04/03/2024 Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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