

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

7/540 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$622,000 Property Type Unit Suburb Elsternwick

Period - From 05/04/2023 to 04/04/2024 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 | 9/530 Glen Huntly Rd ELSTERNWICK 3185 | \$615,000 | 24/02/2024 |
| 2 | 507/18 Mccombie St ELSTERNWICK 3185 | \$600,000 | 15/03/2024 |
| 3 | 7/493 St Kilda St ELWOOD 3184 | \$580,000 | 23/03/2024 |

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: 05/04/2024 12:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1430 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
05/04/2023 - 04/04/2024: \$622,000

Comparable Properties



9/530 Glen Huntly Rd ELSTERNWICK 3185 (REI) **Agent Comments**



Price: \$615,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment



507/18 Mccombie St ELSTERNWICK 3185 (REI) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



7/493 St Kilda St ELWOOD 3184 (REI) **Agent Comments**



Price: \$580,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment