

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 8/36 Riddell Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$624,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2023 to 31/03/2024 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	5/10 Parkside St ELSTERNWICK 3185	\$775,000	18/05/2024
2	4/31 St Georges Rd ELSTERNWICK 3185	\$745,000	15/05/2024
3	2/5 St Georges Rd ELSTERNWICK 3185	\$735,000	14/03/2024

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: 01/07/2024 12:07



2 1 1

Property Type: Apartment
Land Size: 96 approx sqm approx
Agent Comments
Older style, garage and courtyard.

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending March 2024: \$624,000

Comparable Properties



5/10 Parkside St ELSTERNWICK 3185 (REI) **Agent Comments**

2 1 1

Price: \$775,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Apartment



4/31 St Georges Rd ELSTERNWICK 3185 (REI) **Agent Comments**

2 1 1

Price: \$745,000
Method: Private Sale
Date: 15/05/2024
Property Type: Unit



2/5 St Georges Rd ELSTERNWICK 3185 (REI) **Agent Comments**

2 1 2

Price: \$735,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Apartment

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