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	404/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $400,000 & $420,000

Median sale price

Median price $625,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2022 to 31/12/2022 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	4/636 Glen Huntly Rd CAULFIELD SOUTH 3162	$415,000	26/10/2022
2	208/160 Hotham St ST KILDA EAST 3183	$402,000	30/11/2022
3	4/26 Pine Av ELWOOD 3184	$400,000	04/11/2022

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: 04/04/2023 12:46

404/17 Gordon Street, Elsternwick Vic 3185



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$400,000 - $420,000
Median Unit Price
December quarter 2022: $625,000

Comparable Properties



4/636 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 26/10/2022
Property Type: Apartment

Agent Comments



208/160 Hotham St ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $402,000
Method: Private Sale
Date: 30/11/2022
Property Type: Apartment

Agent Comments



4/26 Pine Av ELWOOD 3184 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 04/11/2022
Property Type: Apartment

Agent Comments

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

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