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	111/483 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 & $625,000

Median sale price

Median price $700,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2022 to 30/06/2022 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	4/2a Rusden St ELSTERNWICK 3185	$625,000	19/06/2022
2	101/636 Glen Huntly Rd CAULFIELD SOUTH 3162	$585,000	02/08/2022
3	1/169 Glen Huntly Rd ELWOOD 3184	$580,000	08/07/2022

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: 26/09/2022 13:57

111/483 Glen Huntly Road, Elsternwick Vic 3185



2 1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $625,000
Median Unit Price
June quarter 2022: $700,000

Comparable Properties



4/2a Rusden St ELSTERNWICK 3185 (REI/VG)

2 1 1

Agent Comments

Price: $625,000
Method: Private Sale
Date: 19/06/2022
Property Type: Apartment



101/636 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

2 1 1

Agent Comments

Price: $585,000
Method: Private Sale
Date: 02/08/2022
Property Type: Apartment



1/169 Glen Huntly Rd ELWOOD 3184 (REI/VG)

2 1 -

Agent Comments

Price: $580,000
Method: Private Sale
Date: 08/07/2022
Property Type: Apartment

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

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