

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	4/2 Parkside Street, Elsternwick, VIC 3185
---	--

Indicative selling price

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

Single price		or range between	\$495,000	&	\$540,000
--------------	--	------------------	-----------	---	-----------

Median sale price

Median price	\$ 640,000	Property type	Unit	Suburb	Elsternwick
Period - From	28/08/2023	to	27/08/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	17/ 39 Nepean Hwy, Elsternwick Vic	\$570,000	27/06/2024
2	6/ 18 Magnolia Rd, Gardenvale Vic	\$530,000	25/06/2024
3	9/ 2 Parkside St, ELSTERNWICK Vic	\$610,000	01/06/2024

This Statement of Information was prepared on: 28/08/2024

