

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 1/14 Orrong Rd ELSTERNWICK 3185        | \$720,000 | 17/02/2023   |
| 2 | 1/208 Tennyson St ELWOOD 3184          | \$685,000 | 04/03/2023   |
| 3 | 32/573 Glen Huntly Rd ELSTERNWICK 3185 | \$680,000 | 02/04/2023   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/14 Orrong Rd ELSTERNWICK 3185 (REI/VG) Agent Comments



**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 17/02/2023

**Property Type:** Apartment



1/208 Tennyson St ELWOOD 3184 (REI/VG) Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 04/03/2023

**Property Type:** Unit



32/573 Glen Huntly Rd ELSTERNWICK 3185 (REI) Agent Comments



**Price:** \$680,000

**Method:** Auction Sale

**Date:** 02/04/2023

**Property Type:** Apartment

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