# 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

14/488 Glen Huntly Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$627,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18/14 Mcmillan St ELSTERNWICK 3185	\$635,000	19/03/2023
2	8/34 Horne St ELSTERNWICK 3185	\$625,000	12/07/2023
3	10/15-17 Alexandra Av ELSTERNWICK 3185	\$620,000	16/04/2023

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:

02/08/2023 14:36



**BigginScott** 





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price Year ending June 2023: \$627,000

# **Comparable Properties**



18/14 Mcmillan St ELSTERNWICK 3185 (REI/VG)

8/34 Horne St ELSTERNWICK 3185 (REI)



Price: \$635,000 Method: Auction Sale Date: 19/03/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$625,000 Method: Sold Before Auction Date: 12/07/2023 Property Type: Unit

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10/15-17 Alexandra Av ELSTERNWICK 3185 Agent Comments (REI)

🍋 2 🎃 1 🏳 1

Price: \$620,000 Method: Private Sale Date: 16/04/2023 Property Type: Apartment

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



propertydata

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