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

583 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 betwee	\$1,240,000		&		\$1,360,000			
Median sale p	rice							
Median price	\$1,707,500	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	28 Beavis St ELSTERNWICK 3185	\$1,250,000	27/10/2024
2	34 Stone St CAULFIELD SOUTH 3162	\$1,355,000	05/09/2024
3	2 Derby Pde CAULFIELD NORTH 3161	\$1,350,000	17/06/2024

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:

02/12/2024 14:35



BigginScott





Property Type: House Land Size: 467 sqm approx Agent Comments

Indicative Selling Price \$1,240,000 - \$1,360,000 Median House Price September guarter 2024: \$1,707,500

Agent Comments

Agent Comments

Comparable Properties



Price: \$1,250,000 Method: Auction Sale Date: 27/10/2024 Property Type: House (Res) Land Size: 420 sqm approx

2

34 Stone St CAULFIELD SOUTH 3162 (REI)

28 Beavis St ELSTERNWICK 3185 (REI)

1

1



Price: \$1,355,000 Method: Sold Before Auction Date: 05/09/2024 Property Type: House (Res)





Price: \$1,350,000 Method: Private Sale Date: 17/06/2024 Property Type: House (Res) Land Size: 430 sqm approx

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



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