

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

2-bedroom, 2-bathroom, 1-car brand new just completed apartment
ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$806,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,020,000

Property type

Business

Suburb

Elsternwick

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

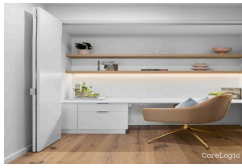
Date of sale

207/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$895,000	21-Apr-24
8/30 ALLISON ROAD ELSTERNWICK VIC 3185	\$784,000	07-Mar-24
2/30 ALLISON ROAD ELSTERNWICK VIC 3185	\$842,500	07-Mar-24

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 6 months.

This Statement of Information was prepared on: 27 September 2024



**207/241 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$895,000** Sold Date **21-Apr-24**

Distance **0.27km**



**8/30 ALLISON ROAD
ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$784,000** Sold Date **07-Mar-24**

Distance **0.61km**



**2/30 ALLISON ROAD
ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$842,500** Sold Date **07-Mar-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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