

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

17/573 GLEN HUNTLY ROAD 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

or range
between

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Aug 2022

to

31 Jul 2023

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

ALDER STREET CAULFIELD SOUTH VIC 3162	\$540,000	17-Dec-22
2/1 YORSTON COURT ELSTERNWICK VIC 3185	\$540,000	25-May-23
2/286 HAWTHORN ROAD CAULFIELD VIC 3162	\$550,000	27-Jun-22

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.~~

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ALDER STREET CAULFIELD SOUTH VIC 3162 Sold Price **\$540,000** Sold Date **17-Dec-22**

 2  1  1

Distance **0.61km**



2/1 YORSTON COURT ELSTERNWICK VIC 3185 Sold Price ^{RS} **\$540,000** Sold Date **25-May-23**

 2  1  1

Distance **0.36km**



2/286 HAWTHORN ROAD CAULFIELD VIC 3162 Sold Price **\$550,000** Sold Date **27-Jun-22**

 2  1  1

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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