

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

483 Glen Huntly Road, Elsternwick Vic 3185
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting

Unit type or class e.g. One bedroom units	Single price
102 - 2 bedroom apartment	\$* 570,000
212 – 2 bedroom apartment	\$* 615,000
211 – 1 bedroom apartment	\$* 630,000

Suburb unit median sale price

Median price

\$1,700,000

Suburb

Elsternwick

Period - From

May 2016

To

May 2017

Source

Realestate.com

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
102 - 2 bedroom apartment	303/ 483 Glen Huntly Rd, Elsternwick	\$590,000	2017
	305/ 483 Glen Huntly Rd, Elsternwick	\$595,000	2017
	202/ 483 Glen Huntly Rd, Elsternwick	\$590,000	2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
212 – 2 bedroom apartment	102/ 483 Glen Huntly Rd, Elsternwick	\$570,000	2017
	305/ 483 Glen Huntly Rd, Elsternwick	\$595,000	2017
	303/ 483 Glen Huntly Rd, Elsternwick	\$590,000	2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
211 – 2 bedroom apartment	204/ 483 Glen Huntly Rd, Elsternwick	\$475,000	2017
	205/ 483 Glen Huntly Rd, Elsternwick	\$475,000	2017
	401/ 483 Glen Huntly Rd, Elsternwick	\$480,000	2017