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 483 Glen Huntly Road, Elsternwick Vic 3185 postcode

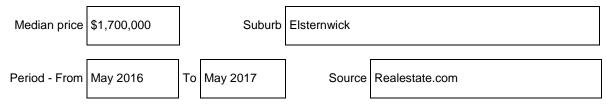
Indicative selling price

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

| Unit type or class | class | or | type | Unit |
|--------------------|-------|----|------|------|
|--------------------|-------|----|------|------|

| 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





limitless.harcourts.com.au

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 |
|------------------------------|--------------------------------------|-----------|--------------|
| | 303/ 483 Glen Huntly Rd, Elsternwick | \$590,000 | 2017 |
| 102 - 2 bedroom apartment | 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 |
|------------------------------|--------------------------------------|-----------|--------------|
| | 102/ 483 Glen Huntly Rd, Elsternwick | \$570,000 | 2017 |
| 212 – 2 bedroom apartment | 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 |
|------------------------------|--------------------------------------|-----------|--------------|
| | 204/ 483 Glen Huntly Rd, Elsternwick | \$475,000 | 2017 |
| 211 – 2 bedroom apartment | 205/ 483 Glen Huntly Rd, Elsternwick | \$475,000 | 2017 |
| | 401/ 483 Glen Huntly Rd, Elsternwick | \$480,000 | 2017 |