

## 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

33/573 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jun 2022

to

31 May 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

101/636 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162	\$585,000	20-Jul-22
7/293 KOORYONG ROAD ELSTERNWICK VIC 3185	\$550,000	25-Oct-22
12/530 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$625,000	22-Nov-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.~~

This Statement of Information was prepared on: 08 June 2023

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**101/636 GLEN HUNTLY ROAD  
 CAULFIELD SOUTH VIC 3162**

 2  1  1

Sold Price **\$585,000** Sold Date **20-Jul-22**

Distance **0.26km**



**7/293 KOOYONG ROAD  
 ELSTERNWICK VIC 3185**

 2  2  -

Sold Price **\$550,000** Sold Date **25-Oct-22**

Distance **0.19km**



**12/530 GLEN HUNTLY ROAD  
 ELSTERNWICK VIC 3185**

 2  1  1

Sold Price **\$625,000** Sold Date **22-Nov-22**

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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