

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

Brand new 2 bedroom 2 bathrom 1 car space 90sqm
of total space 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

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,162,500

Property type

Commercial

Suburb

Elsternwick

Period-from

01 Jan 2023

to

31 Dec 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

3/16 SEYMOUR ROAD ELSTERNWICK VIC 3185	\$950,000	04-Dec-22
301/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$745,000	22-Apr-23

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: 15 January 2024



**3/16 SEYMOUR ROAD
ELSTERNWICK VIC 3185**

 2  2  2

Sold Price **\$950,000** Sold Date **04-Dec-22**

Distance **0.92km**



**301/138 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**

 2  2  2

Sold Price **\$745,000** Sold Date **22-Apr-23**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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