

# 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

101/5-7 Nepean Highway, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$624,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	507/483 Glen Huntly Rd ELSTERNWICK 3185	\$625,000	04/03/2024
2	309/242 Glen Huntly Rd ELSTERNWICK 3185	\$612,000	04/04/2024
3	507/18 Mccombie St ELSTERNWICK 3185	\$600,000	15/03/2024

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 six months.~~

This Statement of Information was prepared on:

02/07/2024 16:49



 2
  2
  1

**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$580,000 - \$620,000  
**Median Unit Price**  
 Year ending March 2024: \$624,000

## Comparable Properties



**507/483 Glen Huntly Rd ELSTERNWICK 3185** **Agent Comments**  
 (REI/VG)

 2
  2
  1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** Unit



**309/242 Glen Huntly Rd ELSTERNWICK 3185** **Agent Comments**  
 (REI/VG)

 2
  1
  2

**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 04/04/2024  
**Property Type:** Apartment



**507/18 Mccombie St ELSTERNWICK 3185** **Agent Comments**  
 (REI/VG)

 2
  2
  1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** Apartment

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