

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

11/33 NEPEAN HIGHWAY 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,175,000

Property type

Other

Suburb

Elsternwick

Period-from

01 Mar 2023

to

29 Feb 2024

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

9/33 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$1,100,000	14-Oct-23
2 RUSDEN STREET ELSTERNWICK VIC 3185	\$1,164,000	16-Nov-23
1/62 NEPEAN HIGHWAY BRIGHTON VIC 3186	\$1,150,000	20-Nov-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: 19 March 2024

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**9/33 NEPEAN HIGHWAY
 ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$1,100,000** Sold Date **14-Oct-23**

Distance **0km**



**2 RUSDEN STREET ELSTERNWICK
 VIC 3185**

2 1 4

Sold Price **\$1,164,000** Sold Date **16-Nov-23**

Distance **0.11km**



**1/62 NEPEAN HIGHWAY
 BRIGHTON VIC 3186**

3 1 1

Sold Price **\$1,150,000** Sold Date **20-Nov-23**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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