

# 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

2/304 Glen Eira 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)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$599,500 Property Type Unit Suburb Elsternwick

Period - From 01/07/2023 to 30/09/2023 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	9/378 Glen Huntly Rd ELSTERNWICK 3185	\$505,000	19/07/2023
2	306/138 Glen Eira Rd ELSTERNWICK 3185	\$465,000	31/05/2023
3	12/19 Selwyn St ELSTERNWICK 3185	\$446,000	21/10/2023

**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:

08/11/2023 12:30



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/378 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 19/07/2023

**Property Type:** Apartment



**306/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 31/05/2023

**Property Type:** Apartment



**12/19 Selwyn St ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$446,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Apartment