

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

21/2 Gordon Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$645,000 & \$709,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	5/142 Brighton Rd RIPPONLEA 3185	\$676,000	06/04/2024
3	2/114a Westbury Cl BALACLAVA 3183	\$675,000	11/12/2023

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: 10/04/2024 15:39



 2
  2
  1

Property Type: Apartment

Land Size: 90 sqm approx

Agent Comments

Indicative Selling Price

\$645,000 - \$709,000

Median Unit Price

December quarter 2023: \$640,000

Comparable Properties



202/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2
  2
  1

Price: \$691,500

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment



5/142 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

 2
  1
  1

Price: \$676,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Apartment



2/114a Westbury Cl BALACLAVA 3183 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$675,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433