

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 3/200 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Elsternwick

Period - From 22/02/2023 to 21/02/2024 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	4/2 Hammerdale Av ST KILDA EAST 3183	\$825,000	07/02/2024
2	2/23 Orrong Gr CAULFIELD NORTH 3161	\$815,000	27/11/2023
3	12/311 Carlisle St BALACLAVA 3183	\$760,000	31/01/2024

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: 22/02/2024 12:51

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

22/02/2023 - 21/02/2024: \$635,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/2 Hammerdale Av ST KILDA EAST 3183 (REI) Agent Comments

3 1 -

3 bedrooms, 1 bath, 1 car.

Price: \$825,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Apartment



2/23 Orrong Gr CAULFIELD NORTH 3161 (REI/VG) Agent Comments

3 1 1

3 bedrooms, 1 bath, 1 car. Located within 2km.

Price: \$815,000

Method: Private Sale

Date: 27/11/2023

Property Type: Apartment



12/311 Carlisle St BALACLAVA 3183 (REI) Agent Comments

3 1 1

3 bedrooms, 1 bath, 1 car. Located within 1km.

Price: \$760,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment

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