

## 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

308/7 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800

&

\$900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Aug 2022

to

31 Jul 2023

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

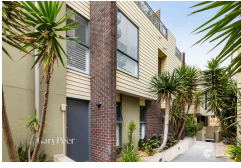
5/231 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$880,000	30-May-22
4/128-140 CHAPEL STREET ST KILDA VIC 3182	\$866,000	12-Oct-22

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.

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**5/231 GLEN HUNTLY ROAD  
ELSTERNWICK VIC 3185**

 3  2  2

Sold Price **\$880,000** Sold Date **30-May-22**

Distance **0.1km**



**4/128-140 CHAPEL STREET ST  
KILDA VIC 3182**

 3  2  2

Sold Price **\$866,000** Sold Date **12-Oct-22**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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