

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

4/25 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

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

208/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$580,000	17-Nov-23
302/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$600,000	10-Mar-23
104/242 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$565,000	14-Oct-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: 20 March 2024


**208/7 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**
 1  2  -

 Sold Price **\$580,000** Sold Date **17-Nov-23**

 Distance **0.1km**

**302/7 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**
 2  2  1

 Sold Price **\$600,000** Sold Date **10-Mar-23**

 Distance **0.1km**

**104/242 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**
 2  1  2

 Sold Price **\$565,000** Sold Date **14-Oct-23**

 Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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