

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

218/138 Glen Eira Road 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2018

to

31 Aug 2019

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

13/41 Horne Street Elsternwick VIC 3185	\$680,000	29-Mar-19
301/28 Riddell Parade Elsternwick VIC 3185	\$655,000	24-Mar-19
12/15 Alexandra Avenue Elsternwick VIC 3185	\$652,000	13-Apr-15

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: 17 September 2019



13/41 Horne Street Elsternwick VIC 3185

- 1 2

Sold Price

\$680,000

Sold Date

29-Mar-19

Distance

0.88km



301/28 Riddell Parade Elsternwick VIC 3185

2 2 1

Sold Price

\$655,000

Sold Date

24-Mar-19

Distance

0.92km



12/15 Alexandra Avenue Elsternwick VIC 3185

2 1 1

Sold Price

\$652,000

Sold Date

13-Apr-15

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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