

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

803/18 MCCOMBIE STREET 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Oct 2023

to

30 Sep 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

11/41 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$385,000	04-Sep-24
22/1-3 CARRE STREET ELSTERNWICK VIC 3185	\$400,000	10-Aug-24
1/485 ST KILDA STREET ELWOOD VIC 3184	\$400,000	03-Sep-24

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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**11/41 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$385,000** Sold Date **04-Sep-24**

Distance **0.49km**



**22/1-3 CARRE STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$400,000** Sold Date **10-Aug-24**

Distance **0.56km**



**1/485 ST KILDA STREET ELWOOD
VIC 3184**

1 1 1

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **03-Sep-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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