

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 303/5-7 Nepean Highway Elsternwick 3185

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$670,000 Property type Apartment Suburb Elsternwick

Period - From 01/06/2021 to 30/09/2021 Source REIV

Comparable property sales

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
201/242 Glen Huntly Road Elsternwick 3185	\$605,000	19/10/2021
305/17 Gordon Street Elsternwick 3185	\$601,000	03/07/2021
603/17 Gordon Street Elsternwick 3185	\$570,000	07/10/2021

This Statement of Information was prepared on: 29/11/2021