

# 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

204 Glen Eira Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,785,000

Property Type House

Suburb Elsternwick

Period - From 01/10/2020

to 31/12/2020

Source REIV

### 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 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
1	192 Glen Eira Rd ELSTERNWICK 3185	\$1,360,000	18/12/2020
2	2b Keats St ELWOOD 3184	\$1,350,000	16/10/2020
3	2b Garden St ELSTERNWICK 3185	\$1,275,000	29/11/2020

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 six months.~~

This Statement of Information was prepared on:

20/01/2021 14:39

Brendan Walker

03 8578 0388

0459 763 955

brendanwalker@theagency.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

December quarter 2020: \$1,785,000



🛏 3 🛋 2 🚗 2

**Property Type:** House -

Semi-detached

**Land Size:** 193 sqm approx

Agent Comments

## Comparable Properties



192 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 18/12/2020

**Property Type:** House (Res)



2b Keats St ELWOOD 3184 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 16/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



2b Garden St ELSTERNWICK 3185 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 29/11/2020

**Property Type:** House

**Land Size:** 190 sqm approx