

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

5/7 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2020

to

31 Aug 2021

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

204/160 Hotham Street St Kilda East VIC 3183	\$405,000	29-Jul-21
6/16 The Avenue Balaclava VIC 3183	\$420,000	19-Apr-21
17/1-3 Carre Street Elsternwick VIC 3185	\$430,000	17-Mar-21

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: 16 September 2021

Nicole Prime
 P 0395256653
 M 0418940962
 E Nicoleprime@mcgrath.com.au



204/160 Hotham Street St Kilda East VIC 3183

Sold Price

^{RS}

\$405,000

Sold Date

29-Jul-21



1



1



1

Distance

0.9km



6/16 The Avenue Balaclava VIC 3183

Sold Price

\$420,000

Sold Date

19-Apr-21



1



1



1

Distance

1.5km



17/1-3 Carre Street Elsternwick VIC 3185

Sold Price

\$430,000

Sold Date

17-Mar-21



1



1



1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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