

# 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 204/138 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 \$600,000 & \$660,000

### Median sale price

Median price \$747,500 Property Type Unit Suburb Elsternwick

Period - From 01/04/2024 to 30/06/2024 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	47/2 Gordon St ELSTERNWICK 3185	\$690,000	23/07/2024
2	312/138 Glen Eira Rd ELSTERNWICK 3185	\$640,000	18/06/2024
3	806/18 Mccombie St ELSTERNWICK 3185	\$660,000	25/04/2024

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: 16/08/2024 13:52



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
June quarter 2024: \$747,500

## Comparable Properties



**47/2 Gordon St ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 23/07/2024  
**Property Type:** Apartment



**312/138 Glen Eira Rd ELSTERNWICK 3185 (REI)** Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** Apartment



**806/18 McCombie St ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 25/04/2024  
**Property Type:** Unit

**Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000**



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