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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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



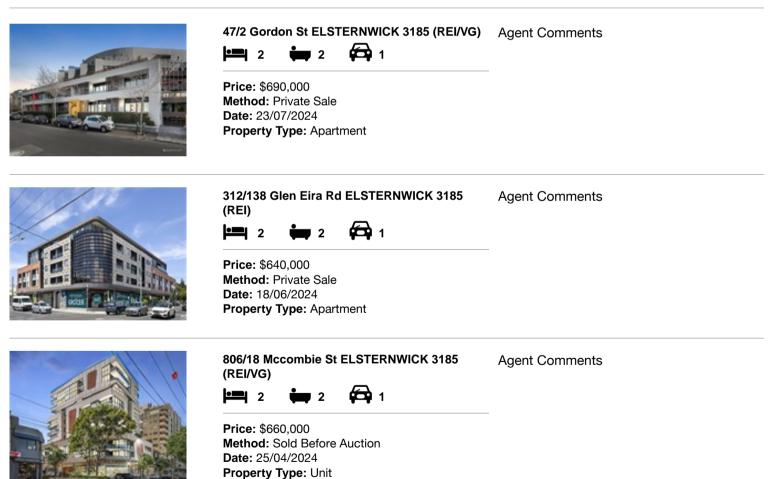






Property Type: Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price June quarter 2024: \$747,500

Comparable Properties



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



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