

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

14/41 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$360,000

&

\$395,000

Median sale price

Median price

\$599,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2023

to

30/09/2023

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	10/37 Nepean Hwy ELSTERNWICK 3185	\$382,500	02/10/2023
2	12/119 Brighton Rd ELWOOD 3184	\$380,000	10/10/2023
3	11/41 Nepean Hwy ELSTERNWICK 3185	\$370,000	13/05/2023

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:

08/11/2023 13:22

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Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

September quarter 2023: \$599,500



1 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/37 Nepean Hwy ELSTERNWICK 3185 (REI) Agent Comments

1 1 1

Price: \$382,500

Method: Private Sale

Date: 02/10/2023

Property Type: Apartment



12/119 Brighton Rd ELWOOD 3184 (REI) Agent Comments

1 1 -

Price: \$380,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: Apartment



11/41 Nepean Hwy ELSTERNWICK 3185 (REI) Agent Comments

1 1 1

Price: \$370,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018