

# 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

311/138 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 \$650,000 & \$700,000

### Median sale price

Median price \$652,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2019

to 31/12/2019

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	503/28 Riddell Pde ELSTERNWICK 3185	\$698,000	22/02/2020
2	218/138 Glen Eira Rd ELSTERNWICK 3185	\$679,000	18/09/2019
3			

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:

03/03/2020 08:44



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending December 2019: \$652,000

## Comparable Properties



**503/28 Riddell Pde ELSTERNWICK 3185 (REI)** Agent Comments



**Price:** \$698,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Rooms:** 3  
**Property Type:** Apartment



**218/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$679,000  
**Method:** Private Sale  
**Date:** 18/09/2019  
**Property Type:** Apartment  
**Land Size:** 2594 sqm approx

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.