

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

213/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$628,500

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2023

to 31/12/2023

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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	218/138 Glen Eira Rd ELSTERNWICK 3185	\$690,000	10/11/2023
3	118/138 Glen Eira Rd ELSTERNWICK 3185	\$635,000	27/12/2023

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:

18/03/2024 11:45



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$629,000

Median Unit Price

Year ending December 2023: \$628,500

Comparable Properties



202/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$691,500

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment



118/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$635,000

Method: Private Sale

Date: 27/12/2023

Property Type: Apartment

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



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