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

CONSUMER AFFAIRS VICTORIA

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)

2   **2**   **1**

Price: $691,500
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

Agent Comments

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

2   **2**   **1**

Price: $690,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment

Agent Comments

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

2   **2**   **1**

Price: $635,000
Method: Private Sale
Date: 27/12/2023
Property Type: Apartment

Agent Comments

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