

# 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

6/7 Nepean Highway, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2021

to 30/06/2022

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.~~

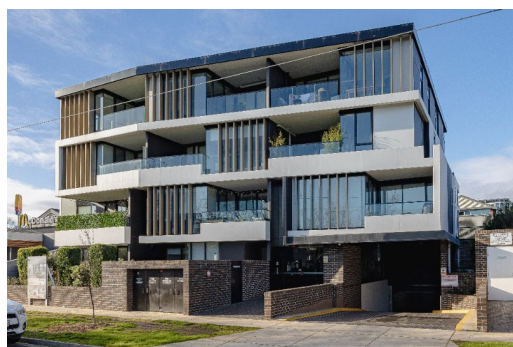
	Address of comparable property	Price	Date of sale
1	202/126 Brighton Rd RIPPONLEA 3185	\$405,000	22/06/2022
2	107/160 Hotham St ST KILDA EAST 3183	\$387,500	07/04/2022
3			

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:

19/09/2022 12:27



 1  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$380,000

**Median Unit Price**

Year ending June 2022: \$695,000

## Comparable Properties

**202/126 Brighton Rd RIPPONLEA 3185 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 22/06/2022

**Property Type:** Apartment



**107/160 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$387,500

**Method:** Private Sale

**Date:** 07/04/2022

**Property Type:** Unit

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.

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300