



RayWhite.

Statement
of information

402/18 MCCOMBIE STREET, ELSTERNWICK, VIC 3185
PREPARED BY ANDREW PRICOP, RAY WHITE BENTLEIGH & CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



402/18 MCCOMBIE STREET,

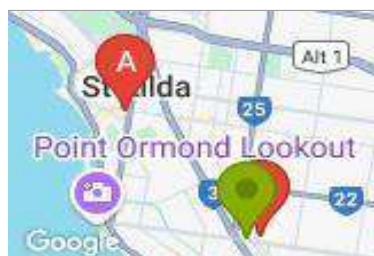
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$400,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE



ELSTERNWICK, VIC, 3185

Suburb Median Sale Price (Unit)

\$700,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



14/23 IRWELL ST, ST KILDA, VIC 3182

1 1 1

Sale Price

***\$390,000**

Sale Date: 02/08/2024

Distance from Property: 2.4km



15 GORDON ST, ELSTERNWICK, VIC 3185

1 1 1

Sale Price

***\$420,000**

Sale Date: 16/08/2024

Distance from Property: 172m



This report has been compiled on 29/11/2024 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

402/18 MCCOMBIE STREET, ELSTERNWICK, VIC 3185

Indicative selling price

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

Single Price:

\$400,000

Median sale price

Median price

\$700,000

Property type

Unit

Suburb

ELSTERNWICK

Period

01 October 2023 to 30 September 2024

Source

pricfinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

14/23 IRWELL ST, ST KILDA, VIC 3182	*\$390,000	02/08/2024
15 GORDON ST, ELSTERNWICK, VIC 3185	*\$420,000	16/08/2024

This Statement of Information was prepared on:

29/11/2024