

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

109/5-7 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 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	202/2a Royal Pde CAULFIELD SOUTH 3162	\$596,000	20/12/2023
2	104/242 Glen Huntly Rd ELSTERNWICK 3185	\$565,000	14/10/2023
3	13/38 Brighton Rd BALACLAVA 3183	\$560,000	28/11/2023

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:

16/01/2024 14:59



Property Type: Development Site (Res)

Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
December quarter 2023: \$640,000

Comparable Properties



202/2a Royal Pde CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment



104/242 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$565,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Apartment



13/38 Brighton Rd BALACLAVA 3183 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment