# 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

202/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$520,000	&	\$560,000
Olligic i fice	between	ψ320,000		φοσο,σσο

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$730,000	Prop	erty type	Unit		Suburb	Elsternwick
Period-from	01 Dec 2023	to	30 Nov 2	2024	Source		Corelogic

## 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 6 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	
109/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$547,000	16-Sep-24	
302/2A ROYAL PARADE CAULFIELD SOUTH VIC 3162	\$528,000	13-Oct-24	
304/2A ROYAL PARADE CAULFIELD SOUTH VIC 3162	\$550,000	24-Oct-24	

#### 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 6 months.

This Statement of Information was prepared on: 19 December 2024





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109/7 NEPEAN HIGHWAY **ELSTERNWICK VIC 3185** 

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Sold Price

\$547,000 Sold Date 16-Sep-24

Distance

0km



**302/2A ROYAL PARADE CAULFIELD SOUTH VIC 3162** 

₽ 2

\$1

Sold Price

\$528,000 Sold Date 13-Oct-24

Distance

1.7km



304/2A ROYAL PARADE **CAULFIELD SOUTH VIC 3162** 

**=** 2

₽ 2

Sold Price

\$550,000 Sold Date 24-Oct-24

Distance

1.7km

**RS** = Recent sale

UN = Undisclosed Sale

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