

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

6/41 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$409,000

Median sale price

Median price

\$760,123

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2021

to

30/06/2021

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	5/9 Greig Ct ELWOOD 3184	\$425,000	29/05/2021
2	5/10 Hoddle St ELSTERNWICK 3185	\$410,000	03/07/2021
3	10/58 Byron St ELWOOD 3184	\$408,000	26/04/2021

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:

22/09/2021 12:12

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Indicative Selling Price

\$409,000

Median Unit Price

June quarter 2021: \$760,123



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/9 Greig Ct ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Apartment

Land Size: 475 sqm approx



5/10 Hoddle St ELSTERNWICK 3185 (VG)

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 03/07/2021

Property Type: Strata Unit/Flat



10/58 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$408,000

Method: Sold Before Auction

Date: 26/04/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018