

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

18/37 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Range between \$320,000 & \$352,000

Median sale price

Median price \$623,500 Property Type Unit Suburb Elsternwick

Period - From 01/10/2022 to 30/09/2023 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	204/483 Glen Huntly Rd ELSTERNWICK 3185	\$335,000	08/08/2023
2	102/18 Mccombie St ELSTERNWICK 3185	\$335,000	30/03/2023
3	8/25 Foam St ELWOOD 3184	\$320,000	11/05/2023

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:

20/10/2023 14:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$352,000

Median Unit Price

Year ending September 2023: \$623,500

Comparable Properties

204/483 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

1 - -

Price: \$335,000

Method: Sale

Date: 08/08/2023

Property Type: Strata Unit/Flat



102/18 McCombie St ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 30/03/2023

Property Type: Apartment



8/25 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 11/05/2023

Property Type: Unit