

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 304/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$650,000 & \$700,000

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	15/2 Gordon St ELSTERNWICK 3185	\$700,000	16/10/2023
2	14/5 Dickens St ELWOOD 3184	\$695,000	06/12/2023
3	13/5 Dickens St ELWOOD 3184	\$685,000	29/12/2023

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: 24/01/2024 17:32



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2023: \$640,000

Comparable Properties



15/2 Gordon St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 16/10/2023

Property Type: Apartment



14/5 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment



13/5 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 29/12/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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