

# 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 205/18 Mccombie Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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	5/112-118 Gardenvale Rd GARDENVALE 3185	\$540,000	01/08/2024
2	109/242 Glen Huntly Rd ELSTERNWICK 3185	\$586,000	18/05/2024
3	507/18 Mccombie St ELSTERNWICK 3185	\$600,000	15/03/2024

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: 05/08/2024 10:21

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2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
Year ending June 2024: \$640,000

## Comparable Properties



5/112-118 Gardenvale Rd GARDENVALE 3185   Agent Comments  
(REI)

2   1   1

**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 01/08/2024  
**Property Type:** Apartment



109/242 Glen Huntly Rd ELSTERNWICK 3185   Agent Comments  
(REI/VG)

2   1   2

**Price:** \$586,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** Apartment



507/18 Mccombie St ELSTERNWICK 3185   Agent Comments  
(REI/VG)

2   2   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** Apartment

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