

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 303/18 Mccombe Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$762,000 House Unit X Suburb Elsternwick

Period - From 01/07/2018 to 30/09/2018 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	3/25 Byron St ELWOOD 3184	\$422,000	21/07/2018
2	402/138 Glen Eira Rd ELSTERNWICK 3185	\$420,000	04/07/2018
3	G17/12-14 Dickens St ELWOOD 3184	\$417,000	04/08/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

September quarter 2018: \$762,000

Comparable Properties



3/25 Byron St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$422,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: Apartment



402/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 04/07/2018

Rooms: 2

Property Type: Apartment



G17/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$417,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Apartment