

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

114/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Elsternwick

Period - From

29/03/2021

to

28/03/2022

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	119/138 Glen Eira Rd ELSTERNWICK 3185	\$696,000	03/11/2021
2	214/138 Glen Eira Rd ELSTERNWICK 3185	\$685,000	17/11/2021
3			

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:

29/03/2022 15:25



Property Type:
Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

29/03/2021 - 28/03/2022: \$669,000

Comparable Properties



119/138 Glen Eira Rd ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$696,000
Method: Sale
Date: 03/11/2021
Property Type: Strata Unit/Flat



214/138 Glen Eira Rd ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$685,000
Method: Sale
Date: 17/11/2021
Property Type: Strata Unit/Flat

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.

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