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 | cons | sumer.vic.go | v.au/ | /underquot | ting | | |
|-----------------|---------------------|------|--------------|-------|------------|------|--------|-------------|
| Range betwee | e between \$600,000 | | & | | \$660,000 | |) | |
| Median sale p | rice | | | | | | | |
| Median price | \$669,000 | Pro | operty Type | Unit | | | Suburb | Elsternwick |
| Period - From | 29/03/2021 | to | 28/03/2022 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress 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 Agent Comments (VG)



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.

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



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