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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