

## 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

218/138 Glen Eira Road Elsternwick VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 13/41 Horne Street Elsternwick VIC 3185     | \$680,000 | 29-Mar-19 |
| 301/28 Riddell Parade Elsternwick VIC 3185  | \$655,000 | 24-Mar-19 |
| 12/15 Alexandra Avenue Elsternwick VIC 3185 | \$652,000 | 13-Apr-15 |

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



**13/41 Horne Street Elsternwick VIC 3185**

Sold Price

**\$680,000**

Sold Date

**29-Mar-19**

- 1 2

Distance

**0.88km**



**301/28 Riddell Parade Elsternwick VIC 3185**

Sold Price

**\$655,000**

Sold Date

**24-Mar-19**

2 2 1

Distance

**0.92km**



**12/15 Alexandra Avenue Elsternwick VIC 3185**

Sold Price

**\$652,000**

Sold Date

**13-Apr-15**

2 1 1

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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