

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 806/18 Mccombie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$628,500 Property Type Unit Suburb Elsternwick

Period - From 01/01/2023 to 31/12/2023 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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	601/18 Mccombie St ELSTERNWICK 3185	\$627,000	26/10/2023
3	507/483 Glen Huntly Rd ELSTERNWICK 3185	\$625,000	04/03/2024

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.~~

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Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

Year ending December 2023: \$628,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



202/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$691,500

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment

601/18 Mccombie St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$627,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment



507/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018