

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

7/24-26 Elster Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$760,123

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2021

to

30/06/2021

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	1/145 Glen Huntly Rd ELWOOD 3184	\$878,000	18/08/2021
2	4/20 Prahran Gr ELSTERNWICK 3185	\$812,000	07/05/2021
3	2/36 Bertram St ELSTERNWICK 3185	\$800,000	12/07/2021

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:

11/10/2021 15:18

7/24-26 Elster Avenue, Elsternwick Vic 3185

Jason Isaacs

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2021: \$760,123



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



1/145 Glen Huntly Rd ELWOOD 3184 (REI/VG) **Agent Comments**

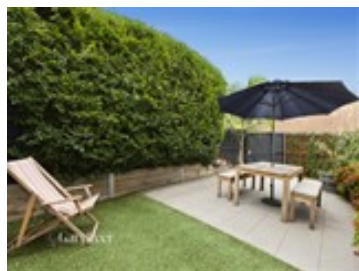
2 2 1

Price: \$878,000

Method: Sold Before Auction

Date: 18/08/2021

Property Type: Apartment



4/20 Prahran Gr ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$812,000

Method: Sold Before Auction

Date: 07/05/2021

Rooms: 3

Property Type: Apartment



2/36 Bertram St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$800,000

Method: Private Sale

Date: 12/07/2021

Property Type: Unit

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