

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

301/18 McCombie Street Elsternwick VIC 3185

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2020

to

31 Aug 2021

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

106/18 McCombie Street Elsternwick VIC 3185	\$631,000	22-Jun-21
507/28 Riddell Parade Elsternwick VIC 3185	\$625,000	15-Mar-21
104/37 Park Street Elsternwick VIC 3185	\$620,000	20-Jun-21

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 2021

106/18 MCCOMBIE STREET, ELSTERNWICK



106/18 McCombie Street Elsternwick VIC 3185

2 2 1

Sold Price

\$631,000

Sold Date

22-Jun-21

Distance

-



507/28 Riddell Parade Elsternwick VIC 3185

2 2 1

Sold Price

\$625,000

Sold Date

15-Mar-21

Distance

0.35km



104/37 Park Street Elsternwick VIC 3185

2 2 1

Sold Price

\$620,000

Sold Date

20-Jun-21

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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