

## 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

702/18 MCCOMBIE STREET ELSTERNWICK VIC 3185

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 404/17 GORDON STREET ELSTERNWICK VIC 3185 | \$400,000 | 29-May-23 |
| 10/162 BRIGHTON ROAD RIPPONLEA VIC 3185   | \$410,000 | 20-Sep-23 |
| 11/1-3 CARRE STREET ELSTERNWICK VIC 3185  | \$405,000 | 04-Jul-23 |

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.~~

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**404/17 GORDON STREET  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$400,000** Sold Date **29-May-23**

Distance **0.18km**



**10/162 BRIGHTON ROAD  
RIPPONLEA VIC 3185**

1 1 1

Sold Price <sup>RS</sup> **\$410,000** <sup>UN</sup> Sold Date **20-Sep-23**

Distance **0.29km**



**11/1-3 CARRE STREET  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$405,000** Sold Date **04-Jul-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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