

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

119/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2021

to

30/09/2021

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	608/18 McCombie St ELSTERNWICK 3185	\$732,000	03/07/2021
2	8/41 Horne St ELSTERNWICK 3185	\$670,000	07/08/2021
3	705/28 Riddell Pde ELSTERNWICK 3185	\$661,000	08/08/2021

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:

27/10/2021 14:12



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$675,000

Median Unit Price

September quarter 2021: \$670,000

Comparable Properties



608/18 McCombie St ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$732,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Apartment



8/41 Horne St ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  2

Price: \$670,000

Method: Sold Before Auction

Date: 07/08/2021

Property Type: Apartment

705/28 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  -

Price: \$661,000

Method: Auction Sale

Date: 08/08/2021

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300