

# 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

3/2 Gordon Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$720,000

&

\$760,000

### Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2020

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	205/2a Nelson St BALACLAVA 3183	\$740,000	22/06/2021
2	608/18 Mccombie St ELSTERNWICK 3185	\$732,000	03/07/2021
3			

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:

06/08/2021 11:58

3/2 Gordon Street, Elsternwick Vic 3185



Nicholas Kaine

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**Indicative Selling Price**

\$720,000 - \$760,000

**Median Unit Price**

Year ending June 2021: \$685,000



 2  2  2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**205/2a Nelson St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 22/06/2021

**Property Type:** Unit



**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

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.

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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