

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

105/7 Nepean Highway 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

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

205/111-113 Inkerman Street St Kilda VIC 3182	\$385,000	16-Jun-21
102/25-29 Alma Road St Kilda VIC 3182	\$391,000	04-Jul-21
209/60 Wellington Street St Kilda VIC 3182	\$395,000	17-Apr-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: 06 September 2021

McGrath St Kilda

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205/111-113 Inkerman Street St Kilda VIC 3182 Sold Price **\$385,000** Sold Date **16-Jun-21**

1 1 1

Distance **2.4km**



102/25-29 Alma Road St Kilda VIC 3182 Sold Price **\$391,000** Sold Date **04-Jul-21**

1 1 1

Distance **2.87km**



209/60 Wellington Street St Kilda VIC 3182 Sold Price **\$395,000** Sold Date **17-Apr-21**

1 1 1

Distance **3.22km**

RS = Recent sale

UN = Undisclosed Sale

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