

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

211/5-7 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2019

to

31/12/2019

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	3/13 Bertram St ELSTERNWICK 3185	\$455,000	27/03/2020
2	106/483 Glen Huntly Rd ELSTERNWICK 3185	\$430,000	09/02/2020
3	4/118 Murray St CAULFIELD 3162	\$412,000	19/11/2019

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:

20/04/2020 15:29



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$415,000

Median Unit Price

December quarter 2019: \$615,000

Comparable Properties



3/13 Bertram St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 27/03/2020
Property Type: Unit

106/483 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 09/02/2020
Property Type: Strata Unit/Flat

4/118 Murray St CAULFIELD 3162 (VG)

Agent Comments



Price: \$412,000
Method: Sale
Date: 19/11/2019
Property Type: Flat/Unit/Apartment (Res)