

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

202/7 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Dec 2023

to

30 Nov 2024

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

109/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$547,000	16-Sep-24
302/2A ROYAL PARADE CAULFIELD SOUTH VIC 3162	\$528,000	13-Oct-24
304/2A ROYAL PARADE CAULFIELD SOUTH VIC 3162	\$550,000	24-Oct-24

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: 19 December 2024



**109/7 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$547,000** Sold Date **16-Sep-24**

Distance **0km**

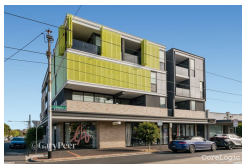


**302/2A ROYAL PARADE
CAULFIELD SOUTH VIC 3162**

2 2 1

Sold Price **\$528,000** Sold Date **13-Oct-24**

Distance **1.7km**



**304/2A ROYAL PARADE
CAULFIELD SOUTH VIC 3162**

2 2 1

Sold Price **\$550,000** Sold Date **24-Oct-24**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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