

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

209/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elsternwick

Period - From 01/07/2019 to 30/06/2020 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	203/138 Glen Eira Rd ELSTERNWICK 3185	\$625,000	27/03/2020
2	113/37 Park St ELSTERNWICK 3185	\$600,000	13/07/2020
3	111/5-7 Hotham St ST KILDA EAST 3183	\$585,300	20/05/2020

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:

03/08/2020 09:51



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending June 2020: \$690,000

Comparable Properties

203/138 Glen Eira Rd ELSTERNWICK 3185
(REI/VG)

Agent Comments



Price: \$625,000
Method: Sale by Tender
Date: 27/03/2020
Property Type: Apartment



113/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 13/07/2020
Rooms: 6
Property Type: Apartment

111/5-7 Hotham St ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$585,300
Method: Private Sale
Date: 20/05/2020
Property Type: Apartment