

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

214/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2021

to 30/09/2021

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	214/138 Glen Eira Rd, Elsternwick, Vic 3185, Australia	\$685,000	18/11/2021
2	4/360 Glen Eira Rd ELSTERNWICK 3185	\$685,000	02/09/2021
3	106/28 Riddell Pde ELSTERNWICK 3185	\$665,000	21/11/2021

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:

29/11/2021 19:08



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
September quarter 2021: \$670,000

Comparable Properties

214/138 Glen Eira Rd, Elsternwick, Vic 3185, Australia (REI)

Agent Comments



Price: \$685,000
Method:
Date: 18/11/2021
Property Type: House



4/360 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$685,000
Method: Sold Before Auction
Date: 02/09/2021
Property Type: Apartment



106/28 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 21/11/2021
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000