Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 214/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ad	dress 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, Agent Comments Australia (REI)



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





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