



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 213/138 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$780,000 House Unit X Suburb Elsternwick

Period - From 01/07/2017 to 30/09/2017 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	2/47 Westbury St ST KILDA EAST 3183	\$785,000	21/10/2017
2	G01/29-31 Ormond Rd ELWOOD 3184	\$775,000	23/10/2017
3	6/223 Alma Rd ST KILDA EAST 3183	\$715,000	15/10/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$720,000
Median Unit Price
September quarter 2017: \$780,000

Comparable Properties



2/47 Westbury St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$785,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Apartment

G01/29-31 Ormond Rd ELWOOD 3184 (REI) Agent Comments



Price: \$775,000
Method: Private Sale
Date: 23/10/2017
Rooms: -
Property Type: Apartment



6/223 Alma Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 15/10/2017
Rooms: 4
Property Type: Apartment