

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

308/7 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Nov 2022

to

31 Oct 2023

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

11/4 PILLEY STREET ST KILDA EAST VIC 3183	\$783,750	24-Oct-23
301/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$745,000	22-Apr-23

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: 30 November 2023

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**11/4 PILLEY STREET ST KILDA
 EAST VIC 3183**

 2  2  2

Sold Price ^{RS} **\$783,750** ^{UN} Sold Date **24-Oct-23**

Distance **2.73km**



**301/138 GLEN EIRA ROAD
 ELSTERNWICK VIC 3185**

 2  2  2

Sold Price **\$745,000** Sold Date **22-Apr-23**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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