

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

102/18 Mccombie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Elsternwick

Period - From

11/11/2020

to

10/11/2021

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	208/17 Gordon St ELSTERNWICK 3185	\$430,000	23/06/2021
2	5/10 Hoddle St ELSTERNWICK 3185	\$410,000	03/07/2021
3	6/41 Nepean Hwy ELSTERNWICK 3185	\$404,000	22/09/2021

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:

11/11/2021 09:02



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



208/17 Gordon St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 23/06/2021

Property Type: Apartment



5/10 Hoddle St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 03/07/2021

Property Type: Strata Unit/Flat



6/41 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$404,000

Method: Private Sale

Date: 22/09/2021

Property Type: Apartment