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	10/37 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Single price $390,000

Median sale price

Median price $617,500 Property Type Unit Suburb Elsternwick

Period - From 03/07/2022 to 02/07/2023 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	5/2 Yorston Ct ELSTERNWICK 3185	$408,000	10/01/2023
2	404/17 Gordon St ELSTERNWICK 3185	$400,000	29/05/2023
3	214/242 Glen Huntly Rd ELSTERNWICK 3185	$382,000	05/06/2023

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: 03/07/2023 09:53

10/37 Nepean Highway, Elsternwick Vic 3185



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$390,000
Median Unit Price
03/07/2022 - 02/07/2023: $617,500

Comparable Properties



5/2 Yorston Ct ELSTERNWICK 3185 (VG)

1 - -

Price: $408,000
Method: Sale
Date: 10/01/2023
Property Type: Strata Unit/Flat

Agent Comments



404/17 Gordon St ELSTERNWICK 3185 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 29/05/2023
Property Type: Unit

Agent Comments



214/242 Glen Huntly Rd ELSTERNWICK 3185 (REI)

1 1 1

Price: $382,000
Method: Private Sale
Date: 05/06/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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