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	350 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,122,500 Property Type House Suburb Elsternwick

Period - From 01/04/2021 to 30/06/2021 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	579 Glen Huntly Rd ELSTERNWICK 3185	$1,905,000	02/10/2021
2	4 Leslie St ELSTERNWICK 3185	$1,890,000	08/05/2021
3	95 Kambrook Rd CAULFIELD NORTH 3161	$1,835,000	27/06/2021

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: 05/10/2021 17:33

350 Glen Eira Road, Elsternwick Vic 3185



3 2

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 431 approx sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2021: $2,122,500

Comparable Properties



579 Glen Huntly Rd ELSTERNWICK 3185 (REI)

3 1 3

Price: $1,905,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House

Agent Comments



4 Leslie St ELSTERNWICK 3185 (REI/VG)

3 2 1

Price: $1,890,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments



95 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 3

Price: $1,835,000
Method: Auction Sale
Date: 27/06/2021
Property Type: House (Res)
Land Size: 407 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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