

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

707/18 McCombie Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2020

to 31/12/2020

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.

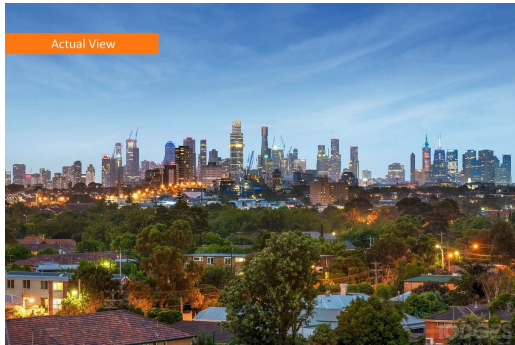
	Address of comparable property	Price	Date of sale
1	1/99 Tennyson St ELWOOD 3184	\$1,203,000	15/03/2021
2	1A/1-3 Somerset St ELSTERNWICK 3185	\$1,130,000	04/03/2021
3	6/1a Hartpury Av ELWOOD 3184	\$1,000,000	18/03/2021

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:

22/03/2021 13:32



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,050,000

Median Unit Price

Year ending December 2020: \$710,000

Comparable Properties



1/99 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 2 2

Price: \$1,203,000

Method: Private Sale

Date: 15/03/2021

Property Type: Townhouse (Single)



1A/1-3 Somerset St ELSTERNWICK 3185 (REI) **Agent Comments**

2 2 1

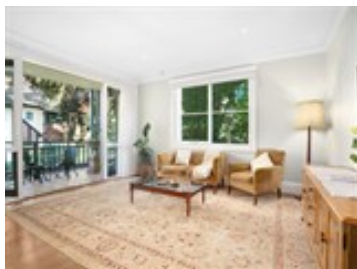
Price: \$1,130,000

Method: Auction Sale

Date: 04/03/2021

Rooms: 3

Property Type: Apartment



6/1a Hartpury Av ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: Apartment