

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

601/18 McCombie Street 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Nov 2019

to

31 Oct 2020

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

4/109 Asling Street Brighton VIC 3186	\$857,000	04-Aug-20
4/4A Meadow Street St Kilda East VIC 3183	\$979,999	03-Aug-20
604/483 Glen Huntly Road Elsternwick VIC 3185	\$690,000	22-May-20

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: 11 November 2020

**4/109 Asling Street Brighton VIC 3186**

2 2 1

Sold Price

\$857,000Sold Date **04-Aug-20**

Distance

1.32km**4/4A Meadow Street St Kilda East VIC 3183**

2 2 1

Sold Price

\$979,999Sold Date **03-Aug-20**

Distance

1.57km**604/483 Glen Huntly Road Elsternwick VIC 3185**

2 2 1

Sold Price

\$690,000Sold Date **22-May-20**

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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