

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

101/18 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2018

to

31 Aug 2019

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

308/18 McCombie Street Elsternwick VIC 3185	\$635,000	21-May-19
601/483 Glen Huntly Road Elsternwick VIC 3185	\$600,000	19-Aug-19
5/2 Gordon Street Elsternwick VIC 3185	\$585,000	13-Jul-19

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: 19 September 2019



**308/18 McCombie Street
Elsternwick VIC 3185**

 2  1  1

Sold Price **\$635,000** Sold Date **21-May-19**

Distance -



**601/483 Glen Huntly Road
Elsternwick VIC 3185**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **19-Aug-19**

Distance **0.88km**



**5/2 Gordon Street Elsternwick VIC
3185**

 2  1  1

Sold Price **\$585,000** Sold Date **13-Jul-19**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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