

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

2/394 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$767,750

Property Type Unit

Suburb Elwood

Period - From 01/10/2021

to 31/12/2021

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	2/3 Meredith St ELWOOD 3184	\$1,100,000	10/12/2021
2	2/34 Docker St ELWOOD 3184	\$1,100,000	22/10/2021
3	5/14 Robe St ST KILDA 3182	\$1,075,000	03/11/2021

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:

09/02/2022 17:14



Rooms: 3
Property Type: Apartment
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginandscott.com.au

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2021: \$767,750

Comparable Properties



2/3 Meredith St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 10/12/2021
Property Type: Apartment



2/34 Docker St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 22/10/2021
Property Type: Apartment



5/14 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,075,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: Unit