

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

349 Barkly Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,745,000

&

\$1,830,000

Median sale price

Median price \$1,762,500

House

X

Unit

Suburb Elwood

Period - From 01/07/2016

to

30/06/2017

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	11 Kipling St ST KILDA 3182	\$1,825,000	08/04/2017
2	5 Meredith St ELWOOD 3184	\$1,751,000	05/06/2017
3	23 Albion St BALACLAVA 3183	\$1,750,000	16/09/2017

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.



3 2 5

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,745,000 - \$1,830,000
Median House Price
Year ending June 2017: \$1,762,500

Comparable Properties



11 Kipling St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 1

Price: \$1,825,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 312 sqm approx



5 Meredith St ELWOOD 3184 (REI)

Agent Comments

4 2 1

Price: \$1,751,000
Method: Private Sale
Date: 05/06/2017
Rooms: 5
Property Type: House
Land Size: 312 sqm approx



23 Albion St BALACLAVA 3183 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)