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

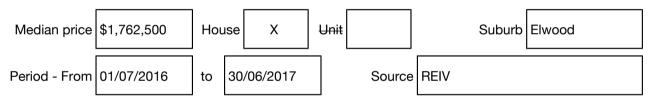
s | 349 Barkly Street, Elwood Vic 3184 d e

Indicative selling price

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

Range between	\$1,745,000	&	\$1,830,000

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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) 3 2 2 1 Price: \$1,825,000 Method: Auction Sale Date: 08/04/2017 Rooms: - Property Type: House (Res) Land Size: 312 sqm approx	Agent Comments
5 Meredith St ELWOOD 3184 (REI) 4 2 0 1 Price: \$1,751,000 Method: Private Sale Date: 05/06/2017 Rooms: 5 Property Type: House Land Size: 312 sqm approx	Agent Comments
23 Albion St BALACLAVA 3183 (REI) 4 2 2 2 Price: \$1,750,000 Method: Auction Sale Date: 16/09/2017 Rooms: - Property Type: House (Res)	Agent Comments

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