

Max Bevacqua LLB 8532 5200 0408 002 488 mbevacqua@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	20/8 Robert Street, Elwood Vic 3184
Indicative selling price	e :e
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

&

\$302,500

Median sale price

Range between

\$275,000

Median price	\$665,000	Hou	se	Unit	X		Suburb	Elwood
Period - From	01/07/2017	to	30/09/2017		Sourc	e 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.

Add	dress of comparable property	Price	Date of sale
1	6/100 Westbury St ST KILDA EAST 3183	\$300,000	13/08/2017
2	4/54 Balston St BALACLAVA 3183	\$295,000	28/09/2017
3	7/57 Southey St ELWOOD 3184	\$295,000	17/08/2017

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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





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> **Indicative Selling Price** \$275,000 - \$302,500 **Median Unit Price** September guarter 2017: \$665,000





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/100 Westbury St ST KILDA EAST 3183 (REI)

Price: \$300,000

Method: Sold After Auction

Date: 13/08/2017

Rooms: 2

Property Type: Apartment



4/54 Balston St BALACLAVA 3183 (REI)



Price: \$295,000 Method: Private Sale Date: 28/09/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



7/57 Southey St ELWOOD 3184 (REI)





Price: \$295,000

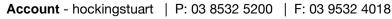
Method: Sold Before Auction

Date: 17/08/2017

Rooms: 2

Property Type: Apartment

Agent Comments



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