

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

340 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,077,500

House

X

Unit

Suburb Elwood

Period - From 01/04/2018

to

30/06/2018

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	23 Baker St ST KILDA 3182	\$2,180,000	16/06/2018
2	129 Mitford St ELWOOD 3184	\$2,168,000	13/06/2018
3	63 Ruskin St ELWOOD 3184	\$2,150,000	23/04/2018

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  1

Rooms:

Property Type: House (Res)

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



23 Baker St ST KILDA 3182 (REI)

Agent Comments

 4  2  1

Price: \$2,180,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 6

Property Type: House

Land Size: 241 sqm approx



129 Mitford St ELWOOD 3184 (REI)

Agent Comments

 4  2  1

Price: \$2,168,000

Method: Sold Before Auction

Date: 13/06/2018

Rooms: -

Property Type: House (Res)



63 Ruskin St ELWOOD 3184 (VG)

Agent Comments

 3  -  -

Price: \$2,150,000

Method: Sale

Date: 23/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 341 sqm approx