

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

204/356 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2020

to

31/12/2020

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	8/22 Milton St ELWOOD 3184	\$821,000	11/12/2020
2	7/94 Tennyson St ELWOOD 3184	\$820,000	18/12/2020
3	3/106 Addison St ELWOOD 3184	\$800,000	08/02/2021

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:

11/02/2021 13:26



2
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Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$825,000

Median Unit Price
 Year ending December 2020: \$671,500

Comparable Properties



8/22 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$821,000
Method: Sold Before Auction
Date: 11/12/2020
Property Type: Apartment



7/94 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3
 1
 1

Price: \$820,000
Method: Expression of Interest
Date: 18/12/2020
Property Type: Apartment



3/106 Addison St ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$800,000
Method: Private Sale
Date: 08/02/2021
Property Type: Apartment