

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

1/6 SOUTHEY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

2/47 MITFORD STREET ELWOOD VIC 3184	\$670,000	23-Apr-22
5/57 MITFORD STREET ELWOOD VIC 3184	\$685,000	07-Jun-22
4/5 FOSTER STREET ST KILDA VIC 3182	\$680,000	15-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 22 October 2022

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**2/47 MITFORD STREET ELWOOD
VIC 3184**

3 1 1

Sold Price **\$670,000** Sold Date **23-Apr-22**

Distance **0.09km**



**5/57 MITFORD STREET ELWOOD
VIC 3184**

2 1 1

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **07-Jun-22**

Distance **0.09km**



**4/5 FOSTER STREET ST KILDA VIC
3182**

2 1 -

Sold Price **\$680,000** Sold Date **15-Jul-22**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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