

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

2/4 Garden Court, Elwood Vic 3184

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$667,000

House

Unit

X

Suburb

Elwood

Period - From 01/07/2017

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	3/29 Avoca Av ELWOOD 3184	\$891,000	12/05/2018
2	8/146 St Kilda Rd ST KILDA 3182	\$875,000	17/03/2018
3	5/56 Acland St ST KILDA 3182	\$855,000	10/02/2018

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.



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Rooms:**Property Type:**

Flat/Unit/Apartment (Res)

Land Size: 449.981 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending June 2018: \$667,000

Comparable Properties

**3/29 Avoca Av ELWOOD 3184 (REI)**

Agent Comments

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Price: \$891,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** -**Property Type:** Apartment**8/146 St Kilda Rd ST KILDA 3182 (REI/VG)**

Agent Comments

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Price: \$875,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** Apartment**Land Size:** 429 sqm approx**5/56 Acland St ST KILDA 3182 (REI/VG)**

Agent Comments

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Price: \$855,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** -**Property Type:** Apartment