

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

12/400 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2023

to

30/09/2023

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	18/25 Brighton Rd ST KILDA 3182	\$295,000	02/09/2023
2	3/37 Vale St ST KILDA 3182	\$285,000	19/09/2023
3	5/25 Foam St ELWOOD 3184	\$265,000	25/10/2023

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:

31/10/2023 10:28

12/400 Barkly Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$299,000

Median Unit Price

September quarter 2023: \$680,000



1 1

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



18/25 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$295,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit



3/37 Vale St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$285,000

Method: Private Sale

Date: 19/09/2023

Property Type: Apartment



5/25 Foam St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$265,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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