





Rooms:

Property Type: Flat **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** March guarter 2017: \$545,000

Comparable Properties



12c/12 Marine Pde ST KILDA 3182 (REI)

Price: \$556,000 Method: Auction Sale Date: 08/04/2017

Rooms: 2

Property Type: Apartment

Agent Comments



205/356 Barkly St ELWOOD 3184 (REI/VG)



Price: \$530,000 Method: Private Sale Date: 04/01/2017 Rooms: 2

Property Type: Apartment Land Size: 964 sqm

Agent Comments



2/17a Milton St ELWOOD 3184 (REI/VG)







Price: \$522,000 Method: Auction Sale Date: 03/12/2016

Rooms: -

Property Type: Apartment

Agent Comments

Account - R T Edgar | P: 03 9826 1000 | F: 03 9826 2128





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	11/11 Bluff Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
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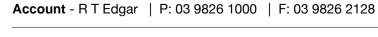
Median sale price

Median price	\$545,000		Unit X	Su	uburb	Elwood
Period - From	01/01/2017	to	31/03/2017	Source	REIV	

Comparable property sales

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
12c/12 Marine Pde ST KILDA 3182	\$556,000	08/04/2017
205/356 Barkly St ELWOOD 3184	\$530,000	04/01/2017
2/17a Milton St ELWOOD 3184	\$522,000	03/12/2016







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