



1   
 -   

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

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

## Comparable Properties



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

**Agent Comments**

1   
 1   
 1

**Price:** \$556,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



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

**Agent Comments**

1   
 1   
 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 04/01/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 964 sqm



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

**Agent Comments**

1   
 1   
 -

**Price:** \$522,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** -  
**Property Type:** Apartment

## 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

11/11 Bluff Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

#### Median sale price

Median price

\$545,000

Unit

X

Suburb

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   |