

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

8/9 Clarke Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$767,750

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2021

to

31/12/2021

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	12/5 Redan St ST KILDA 3182	\$340,000	17/11/2021
2	5/162 Chapel St ST KILDA 3182	\$325,000	12/12/2021
3	5/128 Inkerman St ST KILDA 3182	\$325,000	27/01/2022

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:

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Rooms: 2
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
December quarter 2021: \$767,750

Comparable Properties



12/5 Redan St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$340,000
Method: Sold Before Auction
Date: 17/11/2021
Property Type: Unit



5/162 Chapel St ST KILDA 3182 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 12/12/2021
Property Type: Strata Unit/Flat



5/128 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 27/01/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336