

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	304/2 Kingsley Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Single price \$849,000

Median sale price

Median price	\$655,000	Hou	Ise	Unit	х	Suburb	Elwood
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	105/29-31 Ormond Rd ELWOOD 3184	\$835,000	01/08/2017
2	G02/29-31 Ormond Rd ELWOOD 3184	\$815,000	28/07/2017
3	14/125 Ormond Rd ELWOOD 3184	\$800,000	16/05/2017

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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> **Indicative Selling Price** \$849,000 **Median Unit Price**

June guarter 2017: \$655,000







Agent Comments

Comparable Properties

105/29-31 Ormond Rd ELWOOD 3184 (REI)

-

Price: \$835,000 Method: Private Sale Date: 01/08/2017 Rooms: -

Property Type: Apartment

Agent Comments



G02/29-31 Ormond Rd ELWOOD 3184 (REI)

Price: \$815,000 Method: Private Sale Date: 28/07/2017

Rooms: 3 Property Type: Apartment **Agent Comments**



14/125 Ormond Rd ELWOOD 3184 (REI)

-2

Price: \$800,000

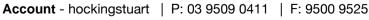
Method: Sold Before Auction

Date: 16/05/2017

Rooms: -

Property Type: Apartment

Agent Comments





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