

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

4/5 Alfriston Street, Elwood Vic 3184

Indicative selling price

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

Range between \$660,000 & \$690,000

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 | 3/66 Westbury St ST KILDA EAST 3183 | \$675,000 | 24/02/2022 |
| 2 | 6/11 Redan St ST KILDA 3182 | \$670,000 | 19/01/2022 |
| 3 | 5/7 Coleridge St ELWOOD 3184 | \$660,000 | 22/03/2022 |

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:

31/03/2022 14:22



Property Type:
Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

December quarter 2021: \$767,750

Comparable Properties



3/66 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$675,000

Method: Sold Before Auction

Date: 24/02/2022

Property Type: Apartment



6/11 Redan St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 19/01/2022

Rooms: 5

Property Type: Apartment



5/7 Coleridge St ELWOOD 3184 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 22/03/2022

Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545