Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/5 Alfriston Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$660,000	&	\$690,000
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Median sale price

Median price	\$767,750	Pro	perty Type	Jnit		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

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 comparableproperties 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



RT Edgar

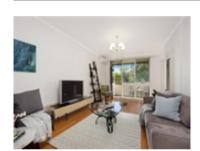




Property Type: Agent Comments

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)

Price: \$675,000

Method: Sold Before Auction

Date: 24/02/2022

Property Type: Apartment

Agent Comments



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



Price: \$670,000 Method: Private Sale Date: 19/01/2022

Rooms: 5

Property Type: Apartment

Agent Comments



5/7 Coleridge St ELWOOD 3184 (REI)

-2

Price: \$660.000 Method: Private Sale Date: 22/03/2022

Property Type: Apartment

Agent Comments

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



