# 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

5/321 Barkly Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$395,000	&	\$430,000	]			
Median sale pr	ice*						
Median price		Property Type	Su	iburb Elwood			
Period - From		to	Source				

## 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.

Ad	dress of comparable property	Price	Date of sale
1	6/68 Grey St ST KILDA 3182	\$415,000	25/11/2021
2	6/7 Lambeth PI ST KILDA 3182	\$406,000	03/12/2021
3	6/72-74 Carlisle St ST KILDA 3182	\$395,000	06/10/2021

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:

09/02/2022 17:47

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Apartmen Agent Comments

Indicative Selling Price \$395,000 - \$430,000 No median price available

# **Comparable Properties**



6/68 Grey St ST KILDA 3182 (VG)

Price: \$415,000 Method: Sale Date: 25/11/2021 Property Type: Strata Unit/Flat Agent Comments

Agent Comments



6/7 Lambeth PI ST KILDA 3182 (VG)



Price: \$406,000 Method: Sale Date: 03/12/2021 Property Type: Subdivided Flat - Single OYO Flat



6/72-74 Carlisle St ST KILDA 3182 (REI)



Agent Comments

Price: \$395,000 Method: Private Sale Date: 06/10/2021 Property Type: Apartment

#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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