

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

7/141 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$655,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	413/163 Inkerman St ST KILDA 3182	\$470,000	07/06/2017
2	4/247-249 Inkerman St BALACLAVA 3183	\$450,000	29/04/2017
3	14/193-195 Inkerman St ST KILDA 3182	\$420,000	10/06/2017

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.~~

Desmond Tang

03 9602 1699

0433 963 135

desmond.tang@vicprop.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2017: \$655,000



🛏 2 🚿 1 🚗 0

Rooms:

Property Type: Unit

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



413/163 Inkerman St ST KILDA 3182 (REI)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$470,000

Method: Private Sale

Date: 07/06/2017

Rooms: -

Property Type: Apartment



4/247-249 Inkerman St BALACLAVA 3183 (REI/VG)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$450,000

Method: Sold Before Auction

Date: 29/04/2017

Rooms: -

Property Type: Apartment



14/193-195 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$420,000

Method: Private Sale

Date: 10/06/2017

Rooms: 4

Property Type: Apartment