

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

8/356 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000

&

\$525,000

Median sale price

Median price \$712,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2021

to 30/09/2022

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	312/95 Ormond Rd ELWOOD 3184	\$577,000	14/09/2022
2	303/60-62 Broadway ELWOOD 3184	\$555,000	23/08/2022
3	8/24 Pine Av ELWOOD 3184	\$537,500	19/08/2022

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:

28/10/2022 11:40

Brendan Walker

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Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

Year ending September 2022: \$712,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



312/95 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

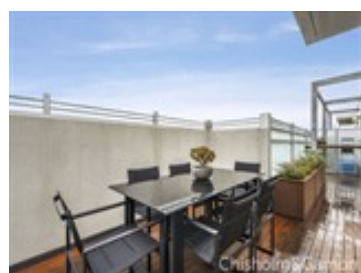
1 bed 1 bath 1 car

Price: \$577,000

Method: Private Sale

Date: 14/09/2022

Property Type: Apartment



303/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$555,000

Method: Private Sale

Date: 23/08/2022

Property Type: Apartment



8/24 Pine Av ELWOOD 3184 (VG)

Agent Comments

1 bed - bath - car

Price: \$537,500

Method: Sale

Date: 19/08/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - The Agency Port Phillip | P: 03 8578 0388