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

1/485 St Kilda Street, Elwood Vic 3184

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|--------|
| Range betweer | \$400,000 | | & | | \$420,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$700,000 | Pro | operty Type | Unit | | | Suburb | Elwood |
| Period - From | 01/04/2024 | to | 30/06/2024 | | So | urce | 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 sixmonths 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 | 22/14 Mitford St ST KILDA 3182 | \$415,000 | 03/06/2024 |
| 2 | 2/133 Glen Huntly Rd ELWOOD 3184 | \$400,000 | 23/05/2024 |
| 3 | | | |

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:

22/08/2024 16:02



Chisholm&Gamon

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> Indicative Selling Price \$400,000 - \$420,000 Median Unit Price June quarter 2024: \$700,000





Property Type: Apartment Agent Comments

Comparable Properties



22/14 Mitford St ST KILDA 3182 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 03/06/2024 Property Type: Apartment

Y TEL

2/133 Glen Huntly Rd ELWOOD 3184 (VG)

6.

Agent Comments

Agent Comments

Price: \$400,000 Method: Sale Date: 23/05/2024 Property Type: Strata Unit/Flat

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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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

propertydata



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