

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

1/30a Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$770,000

Median sale price

Median price

\$665,000

House

Unit

X

Suburb

Elwood

Period - From

01/07/2017

to

30/09/2017

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	2/1a Boondara Gr ST KILDA EAST 3183	\$770,000	15/11/2017
2	5/22 Shelley St ELWOOD 3184	\$770,000	07/10/2017
3	5/437 Inkerman St ST KILDA EAST 3183	\$750,000	04/12/2017

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.~~



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$770,000

Median Unit Price
 September quarter 2017: \$665,000

Comparable Properties



2/1a Boondara Gr ST KILDA EAST 3183 (REI) **Agent Comments**

2
 1
 1

Price: \$770,000
Method: Sold Before Auction
Date: 15/11/2017
Rooms: 3
Property Type: Apartment



5/22 Shelley St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$770,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: Apartment



5/437 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**

2
 1
 1

Price: \$750,000
Method: Auction Sale
Date: 04/12/2017
Rooms: -
Property Type: Apartment