

**UNIT Offered for Sale**

Section 47AF of the Estate Agents Act 1980

4/517 St Kilda Street Elwood VIC 3184

 3
  1
  1
**Indicative Selling Price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$679,000

**Median Sale Price**

\$642,500 Units in Elwood between Sep 2017 - Aug 2018

Source: CoreLogic

**Comparable Property Sales**

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**9/457 St Kilda Street Elwood VIC 3184**

Sold Price

**\$680,000**

Sold Date

**16-Jul-18**
 2
  1
  1

Distance

**0.56km****3/25 Kingsley Street Elwood VIC 3184**

Sold Price

**\$694,000**

Sold Date

**28-Jul-18**
 2
  1
  1

Distance

**0.64km****10/35 Dickens Street Elwood VIC 3184**

Sold Price

**\$655,000**

Sold Date

**27-May-18**
 2
  1
  1

Distance

**1.39km**

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