

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

6/67 Shelley Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000

&

\$940,000

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	1/1 Goldsmith St ELWOOD 3184	\$931,000	29/07/2017
2	3/28 Avoca Av ELWOOD 3184	\$930,000	29/07/2017
3	3/51 Spenser St ST KILDA 3182	\$880,000	26/08/2017

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
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Rooms:
Property Type: Apartment
Land Size: 1841 sqm approx
Agent Comments

Indicative Selling Price

\$870,000 - \$940,000

Median Unit Price

September quarter 2017: \$665,000

Comparable Properties



1/1 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

2
 1
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Price: \$931,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: Apartment



3/28 Avoca Av ELWOOD 3184 (REI)

Agent Comments

2
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Price: \$930,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: Apartment



3/51 Spenser St ST KILDA 3182 (REI)

Agent Comments

2
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 1

Price: \$880,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: Apartment