

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

7/12 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$658,000 Property Type Unit Suburb Elwood

Period - From 01/10/2020 to 31/12/2020 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	11/457 St Kilda St ELWOOD 3184	\$680,000	20/10/2020
2	5/9 Dickens St ELWOOD 3184	\$675,000	02/02/2021
3	2/24 Kendall St ELWOOD 3184	\$649,000	04/02/2021

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:

24/02/2021 15:31



2 1 1

Property Type: Strata Unit/Flat

Land Size: 81 sqm approx

Agent Comments

Comparable Properties



11/457 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Expression of Interest

Date: 20/10/2020

Property Type: Apartment



5/9 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 02/02/2021

Property Type: Apartment



2/24 Kendall St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$649,000

Method: Private Sale

Date: 04/02/2021

Property Type: Apartment