

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	17/9 Southey Street, Elwood Vic 3184
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Indicative selling price

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

Range between	\$275,000	&	\$300,000
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Median sale price

Median price	\$655,000	House		Unit	X	Suburb	Elwood
Period - From	01/04/2018	to	30/06/2018	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	6/16 Byron St ELWOOD 3184	\$329,000	05/07/2018
2	3/4 Greig Ct ELWOOD 3184	\$325,000	28/07/2018
3	12/84 Blessington St ST KILDA 3182	\$287,000	04/08/2018

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.



 1  1  0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



6/16 Byron St ELWOOD 3184 (REI)

 1  1  1

Agent Comments

Includes car park

Price: \$329,000

Method: Private Sale

Date: 05/07/2018

Rooms: 2

Property Type: Apartment

3/4 Greig Ct ELWOOD 3184 (REI)

 1  1  1

Agent Comments

Includes car park

Price: \$325,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment



12/84 Blessington St ST KILDA 3182 (REI)

 1  1  -

Agent Comments

Price: \$287,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Apartment