

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

4/16 Thackeray Street, Elwood Vic 3184

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

Single price

\$655,000

Median sale price

Median price

\$625,000

House

Unit

X

Suburb

Elwood

Period - From

01/10/2018

to

31/12/2018

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	10/176 Barkly St ST KILDA 3182	\$645,000	10/11/2018
2	5/1a Clarke St ELWOOD 3184	\$636,500	27/10/2018
3	9/44 Eildon Rd ST KILDA 3182	\$617,000	26/10/2018

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.~~

4/16 Thackeray Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$655,000

Median Unit Price

December quarter 2018: \$625,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



10/176 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$645,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment

Land Size: 951 sqm approx



5/1a Clarke St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$636,500

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Apartment

Land Size: 471 sqm approx



9/44 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$617,000

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: Apartment