

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

2/491 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$689,000 Property Type Unit Suburb Elwood

Period - From 30/09/2020 to 29/09/2021 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	7/55 Ormond Esp ELWOOD 3184	\$861,500	31/07/2021
2	12/94 Tennyson St ELWOOD 3184	\$835,000	11/08/2021
3	2/15 Herbert St ST KILDA 3182	\$828,000	05/07/2021

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:

30/09/2021 13:12



3 1 2

Rooms: 4
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$820,000 - \$870,000
Median Unit Price
30/09/2020 - 29/09/2021: \$689,000

Comparable Properties



7/55 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$861,500
Method: Auction Sale
Date: 31/07/2021
Property Type: Apartment



12/94 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$835,000
Method: Private Sale
Date: 11/08/2021
Rooms: 5
Property Type: Apartment



2/15 Herbert St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$828,000
Method: Sale
Date: 05/07/2021
Property Type: Strata Flat - Single OYO Flat