

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

431 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$2,013,000

House

X

Unit

Suburb Elwood

Period - From 01/04/2017

to

30/06/2017

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	13 Cyril St ELWOOD 3184	\$2,275,000	20/05/2017
2	8 Prentice St ELSTERNWICK 3185	\$2,105,000	19/08/2017
3	532 New St BRIGHTON 3186	\$1,960,000	16/09/2017

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.

431 St Kilda Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

03 9531 1245

0428 454 181

torsten@chisholmgamon.com.au

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

June quarter 2017: \$2,013,000



3 0 0

Rooms:

Property Type: House

Land Size: 375.398 sqm approx

Agent Comments

Comparable Properties



13 Cyril St ELWOOD 3184 (REI/VG)

Agent Comments

5 2 1

Price: \$2,275,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 399 sqm approx



8 Prentice St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 1

Price: \$2,105,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 346 sqm approx



532 New St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,960,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 347 sqm approx