## 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

14/8 Robert Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$300,000		&		\$330,000			
Median sale pi	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18/20 Cardigan St ST KILDA EAST 3183	\$324,500	24/08/2024
2	10/40 Waterloo Cr ST KILDA 3182	\$300,000	12/08/2024
3	14/86 Ruskin St ELWOOD 3184	\$340,000	03/08/2024

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:

08/10/2024 14:35









Rooms: 2 Property Type: Apartment Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$300,000 - \$330,000 Median Unit Price June quarter 2024: \$700,000

# **Comparable Properties**



18/20 Cardigan St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$324,500 Method: Private Sale Date: 24/08/2024 Property Type: Apartment



10/40 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$300,000 Method: Private Sale Date: 12/08/2024 Property Type: Apartment

14/86 Ruskin St ELWOOD 3184 (REI)



Agent Comments



Price: \$340,000 Method: Private Sale Date: 03/08/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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