

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

6/18 SPRAY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 31/2 GORDON STREET ELSTERNWICK VIC 3185 | \$430,000 | 10-Jun-22 |
| 1/35 CARLISLE STREET ST KILDA VIC 3182 | \$440,000 | 26-Jul-22 |
| 2/160 HOTHAM STREET ST KILDA EAST VIC 3183 | \$452,500 | 14-Nov-22 |

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 6 months.~~

This Statement of Information was prepared on: 20 December 2022

Team 477

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**31/2 GORDON STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price

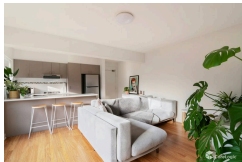
\$430,000

Sold Date

10-Jun-22

Distance

0.9km



**1/35 CARLISLE STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$440,000

Sold Date

26-Jul-22

Distance

2.09km



**2/160 HOTHAM STREET ST KILDA
EAST VIC 3183**

1 1 1

Sold Price

\$452,500

Sold Date

14-Nov-22

Distance

1.23km



**104/82 HOTHAM STREET ST KILDA
EAST VIC 3183**

1 1 1

Sold Price

\$445,000

Sold Date

11-Nov-22

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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