Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/282 Barkly Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$375,000							
Median sale price								
Median price	\$647,500	Pro	operty Type Uni	t	Suburb Elwood			
Period - From	01/07/2024	to	30/09/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12/54 Tennyson St ELWOOD 3184	\$380,000	13/09/2024
2	15/1 Park St ST KILDA WEST 3182	\$371,000	31/07/2024
3			

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:

07/11/2024 15:02



* Professionals





Property Type: Apartment Agent Comments

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Indicative Selling Price \$375,000 Median Unit Price September quarter 2024: \$647,500

Comparable Properties



12/54 Tennyson St ELWOOD 3184 (REI)

15/1 Park St ST KILDA WEST 3182 (REI/VG)



Price: \$380,000 Method: Private Sale Date: 13/09/2024 Property Type: Apartment Agent Comments

Agent Comments



Method: Private Sale Date: 31/07/2024 Property Type: Unit

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

The information contained herein is to be used as a guide only. Although