

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

1/521 St Kilda 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

\$770,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/129 Glen Huntly Road Elwood VIC 3184	\$780,000	07-Aug-21
4/41-43 Spray Street Elwood VIC 3184	\$807,500	18-Dec-21
4/6 May Street Elwood VIC 3184	\$800,000	19-Nov-21

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: 25 January 2022

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au



4/129 Glen Huntly Road Elwood VIC 3184 Sold Price

\$780,000 Sold Date **07-Aug-21**

2 1 1

Distance **0.2km**



4/41-43 Spray Street Elwood VIC 3184 Sold Price

^{RS} **\$807,500** Sold Date **18-Dec-21**

2 1 1

Distance **0.36km**



4/6 May Street Elwood VIC 3184 Sold Price

\$800,000 Sold Date **19-Nov-21**

2 1 1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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