

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

110/2 Kingsley 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,150

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2019

to

31 Jan 2020

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

305/2 Kingsley Street Elwood VIC 3184	\$725,000	04-Oct-19
G07/60-62 Broadway Elwood VIC 3184	\$740,000	10-Oct-19
218/138 Glen Eira Road Elsternwick VIC 3185	\$679,000	12-Sep-19

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: 22 February 2020


305/2 Kingsley Street Elwood VIC 3184

Sold Price

\$725,000

Sold Date

04-Oct-19
 2
  2
  1

Distance

-


G07/60-62 Broadway Elwood VIC 3184

Sold Price

\$740,000

Sold Date

10-Oct-19
 2
  2
  1

Distance

1.17km
218/138 Glen Eira Road Elsternwick VIC 3185

Sold Price

\$679,000

Sold Date

12-Sep-19
 2
  2
  1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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