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

3/394 Barkly Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale pi	rice							
Median price	\$2,490,000	Pro	operty Type	Ηοι	ise		Suburb	Elwood
Period - From	01/01/2022	to	31/03/2022		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	3/15 Wimbledon Av ELWOOD 3184	\$1,360,000	12/02/2022
2	1/43 Acland St ST KILDA 3182	\$1,350,000	07/03/2022
3	3/25 Acland St ST KILDA 3182	\$1,275,000	26/02/2022

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:

29/06/2022 15:03



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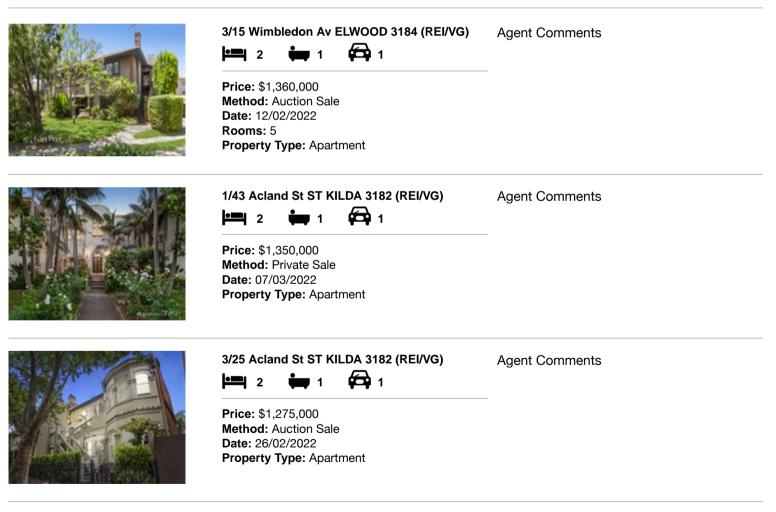


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2022: \$2,490,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



propertydata

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