

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

3/99 Spray Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$680,000

Median sale price

Median price \$673,750

Property Type Unit

Suburb Elwood

Period - From 01/01/2019

to 31/12/2019

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 six 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
1	1/6 Mitford St ST KILDA 3182	\$645,000	10/07/2019
2	G07/182 Barkly St ST KILDA 3182	\$636,000	26/06/2019
3	3/141 Glen Huntly Rd ELWOOD 3184	\$634,000	07/09/2019

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:

10/02/2020 11:42



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$670,000 - \$680,000

Median Unit Price

Year ending December 2019: \$673,750

Comparable Properties



1/6 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$645,000

Method: Private Sale

Date: 10/07/2019

Rooms: 3

Property Type: Apartment



G07/182 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$636,000

Method: Private Sale

Date: 26/06/2019

Property Type: Apartment



3/141 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$634,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment