

# RT Edgar

## STATEMENT OF INFORMATION

25 March 2019

### Property offered for sale

205/60 Broadway, Elwood 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$695,000

### Median sale price

Median price \$625,000 House Unit X Suburb Elwood

Period - From 01/10/2018 to 31/12/2018 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Graf consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/41-43 Mitford Street, Elwood 3184	\$720,000	18/09/2018
2 4/176 Barkly Street, St Kilda 3182	\$692,500	15/12/2018
3 4/10 Carlisle Street, St Kilda 3182	\$671,000	18/02/2019