

RT Edgar

STATEMENT OF INFORMATION

21 May 2019

Property offered for sale

4/18 Shelley Street, Elwood

Indicative selling price

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

Single Price \$570,000

Median sale price

Median price	\$642,000	Apartment	X	Suburb	Elwood
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Period - From	27/11/2018	to	2/05/2019	Source	REIV
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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 Elwood estate agent and James Meldrum consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 8/9 Spenser Street, St Kilda 3182	\$630,000	03/03/2019
2. 1/ 4 Southey Court, Elwood 3184	\$692,500	15/12/2018
3. 4/10 Carlisle Street, St Kilda 3182	\$671,000	18/02/2019