

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

5/445 St Kilda Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$618,000

House

Unit

X

Suburb Elwood

Period - From 01/01/2019

to

31/03/2019

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	9/5 Alfriston St ELWOOD 3184	\$672,500	11/05/2019
2	7/17a Albion St BALACLAVA 3183	\$670,000	27/02/2019
3	3/6 May St ELWOOD 3184	\$665,000	04/05/2019

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.~~

5/445 St Kilda Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2019: \$618,000



2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/5 Alfriston St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$672,500

Method: Auction Sale

Date: 11/05/2019

Rooms: -

Property Type: Apartment



7/17a Albion St BALACLAVA 3183 (VG)

Agent Comments

2 - -

Price: \$670,000

Method: Sale

Date: 27/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/6 May St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment