



2
 1
 -

Rooms:

Property Type: Strata Unit/Flat

Land Size:

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

March quarter 2017: \$545,000

Comparable Properties



2/1 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 1
 -

Price: \$615,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 3

Property Type: Apartment

Land Size:



5/18 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 -

Price: \$602,000

Method: Auction Sale

Date: 03/12/2016

Rooms: -

Property Type: Apartment

Land Size:



6/188 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 -

Price: \$600,100

Method: Private Sale

Date: 17/09/2016

Rooms: -

Property Type: Apartment

Land Size:

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

6/5 Alfriston Street, Elwood Vic 3184

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

Range between

\$600,000

&

\$630,000

Median sale price

Median price

\$545,000

Unit

X

Suburb

Elwood

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/1 Milton St ELWOOD 3184	\$615,000	17/12/2016
5/18 Marine Pde ST KILDA 3182	\$602,000	03/12/2016
6/188 Barkly St ST KILDA 3182	\$600,100	17/09/2016