

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

3/2 Southey Street, Elwood Vic 3184

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$648,500

House

Unit

X

Suburb Elwood

Period - From 01/10/2017

to

30/09/2018

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	2/12 Vautier St ELWOOD 3184	\$719,000	31/05/2018
2	2/129 Alma Rd ST KILDA EAST 3183	\$710,000	11/10/2018
3	17/145 Fitzroy St ST KILDA 3182	\$693,000	18/09/2018

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.

3/2 Southey Street, Elwood Vic 3184

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000
Median Unit Price
Year ending September 2018: \$648,500

Comparable Properties



2/12 Vautier St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$719,000
Method: Private Sale
Date: 31/05/2018
Rooms: -
Property Type: Apartment



2/129 Alma Rd ST KILDA EAST 3183 (REI)

[Agent Comments](#)

2 1 1

Price: \$710,000
Method: Sold Before Auction
Date: 11/10/2018
Rooms: -
Property Type: Apartment



17/145 Fitzroy St ST KILDA 3182 (REI)

[Agent Comments](#)

2 1 1

Price: \$693,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: Apartment