

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

6/73 Marine Parade, Elwood Vic 3184

Indicative selling price

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

Range between \$665,000

&

\$690,000

Median sale price

Median price \$677,500

Property Type Unit

Suburb Elwood

Period - From 24/11/2019

to

23/11/2020

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	11/457 St Kilda St ELWOOD 3184	\$680,000	20/10/2020
2	6/15 Kendall St ELWOOD 3184	\$677,500	06/10/2020
3	7/30 Shelley St ELWOOD 3184	\$655,000	25/07/2020

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.~~

This Statement of Information was prepared on:

24/11/2020 09:25



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$665,000 - \$690,000

Median Unit Price

24/11/2019 - 23/11/2020: \$677,500

Comparable Properties



11/457 St Kilda St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Expression of Interest

Date: 20/10/2020

Property Type: Apartment



6/15 Kendall St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$677,500

Method: Private Sale

Date: 06/10/2020

Property Type: Apartment



7/30 Shelley St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$655,000

Method: Sale

Date: 25/07/2020

Property Type: Strata Flat - Single OYO Flat