

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	1/1 Wimbledon Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$631,000	Hou	se	Unit	Х		Suburb	Elwood
Period - From	01/10/2016	to	30/09/2017		Sourc	e 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.

Add	dress of comparable property	Price	Date of sale
1	18/10 Tennyson St ST KILDA 3182	\$741,000	24/07/2017
2	6/31 Beach Av ELWOOD 3184	\$735,000	16/09/2017
3	5/94 Hotham St ST KILDA EAST 3183	\$735,000	28/05/2017

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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hockingstuart



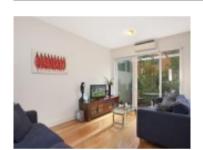


Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$750,000 Median Unit Price Year ending September 2017: \$631,000

Comparable Properties



18/10 Tennyson St ST KILDA 3182 (REI)

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Price: \$741,000 Method: Private Sale Date: 24/07/2017

Rooms: -

Property Type: Apartment

Agent Comments



6/31 Beach Av ELWOOD 3184 (REI)

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Price: \$735,000 **Method:** Auction Sale **Date:** 16/09/2017

Rooms: -

Property Type: Apartment

Agent Comments



5/94 Hotham St ST KILDA EAST 3183 (REI)

1 2





Price: \$735,000
Method: Private Sale

Date: 28/05/2017 Rooms: 4

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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