

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

208/2 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2019

to

31/03/2020

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	6/109-111 Addison St ELWOOD 3184	\$520,000	09/11/2019
2	2/145-147 Ormond Rd ELWOOD 3184	\$502,000	09/12/2019
3	17/41-43 Spray St ELWOOD 3184	\$500,000	24/01/2020

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:

17/06/2020 09:48



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$470,000 - \$495,000
Median Unit Price
Year ending March 2020: \$695,000

Comparable Properties



6/109-111 Addison St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$520,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 2
Property Type: Apartment



2/145-147 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$502,000
Method: Sold Before Auction
Date: 09/12/2019
Property Type: Apartment



17/41-43 Spray St ELWOOD 3184 (VG)

Agent Comments

1 - -

Price: \$500,000
Method: Sale
Date: 24/01/2020
Property Type: Strata Unit/Flat