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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$470,000		&		\$495,000			
Median sale pr	rice							
Median price	\$695,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ad	dress 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









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)



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

Agent Comments



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

Agent Comments





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

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



Agent Comments



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.