

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

439 St Kilda Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,520,000

Median sale price

Median price \$2,075,000

House

X

Unit

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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 | 329 Barkly St ELWOOD 3184 | \$2,808,000 | 10/10/2018 |
| 2 | 10 Asling St BRIGHTON 3186 | \$2,700,000 | 01/11/2018 |
| 3 | 6 Vautier St ELWOOD 3184 | \$2,555,000 | 09/03/2019 |

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.~~

439 St Kilda Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$2,520,000

Median House Price

December quarter 2018: \$2,075,000



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 412 sqm approx

Agent Comments

Comparable Properties



329 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 1

Price: \$2,808,000

Method: Private Sale

Date: 10/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 390 sqm approx



10 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

6 4 2

Price: \$2,700,000

Method: Private Sale

Date: 01/11/2018

Rooms: -

Property Type: House

Land Size: 850 sqm approx



6 Vautier St ELWOOD 3184 (REI)

Agent Comments

4 1 4

Price: \$2,555,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 567 sqm approx