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

4/35 John Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale pi	rice							
Median price	\$1,885,000	Pro	operty Type	Hou	ise		Suburb	Elwood
Period - From	01/04/2019	to	30/06/2019		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	17a Market St ST KILDA 3182	\$1,322,000	17/08/2019
2	4/16 Dickens St ELWOOD 3184	\$1,230,000	19/07/2019
3	2/519 St Kilda St ELWOOD 3184	\$1,210,000	24/08/2019

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.

This Statement of Information was prepared on:

16/09/2019



McGrath





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2019: \$1,885,000

Comparable Properties



17a Market St ST KILDA 3182 (REI)

Price: \$1,322,000 Method: Auction Sale Date: 17/08/2019 Rooms: 4 Property Type: Townhouse (Res) Agent Comments



4/16 Dickens St ELWOOD 3184 (REI/VG)



Price: \$1,230,000 Method: Sold Before Auction Date: 19/07/2019 Property Type: House (Res)



2/519 St Kilda St ELWOOD 3184 (REI)

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Price: \$1,210,000 Method: Auction Sale Date: 24/08/2019 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Account - McGrath | P: 03 80801588 | F: 03 8080 1522



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.