

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

11/282 Barkly Street Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

19/125-129 Ormond Road Elwood VIC 3184	\$475,000	03-Dec-20
4/18 Spray Street Elwood VIC 3184	\$480,700	24-Jul-20
8/18 Spray Street Elwood VIC 3184	\$480,000	21-Oct-20

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 6 months.~~

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19/125-129 Ormond Road Elwood VIC 3184

1 1 1

Sold Price

^{RS} **\$475,000** ^{UN}

Sold Date **03-Dec-20**

Distance **1.39km**



4/18 Spray Street Elwood VIC 3184

1 1 1

Sold Price

\$480,700

Sold Date **24-Jul-20**

Distance **1.42km**



8/18 Spray Street Elwood VIC 3184

1 1 1

Sold Price

\$480,000

Sold Date **21-Oct-20**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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