

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8/38 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$595,000 & \$640,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Elwood

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/12 Selwyn Av ELWOOD 3184	\$629,000	07/12/2019
2	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020
3	3/42 Grey St ST KILDA 3182	\$605,000	02/08/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/10/2020 16:57



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$595,000 - \$640,000

Median Unit Price

June quarter 2020: \$630,000

Comparable Properties



5/12 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$629,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment



1/62 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$622,500

Method: Auction Sale

Date: 18/07/2020

Property Type: Apartment



3/42 Grey St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$605,000

Method: Private Sale

Date: 02/08/2020

Property Type: Apartment