

#### 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	1/487 St Kilda Street, Elwood Vic 3184
Including suburb and	, and the second
postcode	

#### Indicative selling price

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

Range between	\$380,000	&	\$410,000
		i	

#### Median sale price

Median price	\$648,500	Hou	Ise	Unit	Х	Suburb	Elwood
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

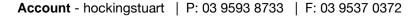
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3/25 Byron St ELWOOD 3184	\$422,000	21/07/2018
2	3/46 Ormond Esp ELWOOD 3184	\$393,800	25/08/2018
3	3/40 Ormond Rd ELWOOD 3184	\$347,500	23/07/2018

#### 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.







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## hockingstuart





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price Year ending September 2018: \$648,500

### Comparable Properties



3/25 Byron St ELWOOD 3184 (REI/VG)

1



**6** 

Price: \$422,000 Method: Auction Sale Date: 21/07/2018

Rooms: -

Property Type: Apartment

Agent Comments



3/46 Ormond Esp ELWOOD 3184 (REI/VG)

**■** 1





Price: \$393,800 Method: Auction Sale Date: 25/08/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



3/40 Ormond Rd ELWOOD 3184 (REI/VG)

**—** 1





Price: \$347,500

Method: Private Sale Date: 23/07/2018 Rooms: -

NOUIIIS. -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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