

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

1/487 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

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

Median sale price

Median price \$648,500 House Unit X 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.

	Address 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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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)****Agent Comments**

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Price: \$422,000**Method:** Auction Sale**Date:** 21/07/2018**Rooms:** -**Property Type:** Apartment**3/46 Ormond Esp ELWOOD 3184 (REI/VG)****Agent Comments**

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Price: \$393,800**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** -**Property Type:** Apartment**3/40 Ormond Rd ELWOOD 3184 (REI/VG)****Agent Comments**

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Price: \$347,500**Method:** Private Sale**Date:** 23/07/2018**Rooms:** -**Property Type:** Apartment