

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

8/44 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$460,000

&

\$495,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Elwood

Period - From 03/04/2022

to

02/04/2023

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	3/39 Eildon Rd ST KILDA 3182	\$488,000	15/03/2023
2			
3			

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:

03/04/2023 11:01



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median Unit Price

03/04/2022 - 02/04/2023: \$665,000

Comparable Properties



3/39 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

 1  1  -

Price: \$488,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment

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.