

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

11/3-5 Daley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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	109/60-62 Broadway ELWOOD 3184	\$760,000	20/12/2018
2	3/521 St Kilda St ELWOOD 3184	\$740,000	13/11/2018
3	108/60-62 Broadway ELWOOD 3184	\$730,000	03/11/2018

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.~~

11/3-5 Daley Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2018: \$625,000



2 1 1

Rooms:

Property Type: Flat

Land Size: Internal Approx 87 sqm approx

Agent Comments

Comparable Properties



109/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$760,000

Method: Private Sale

Date: 20/12/2018

Rooms: 4

Property Type: Apartment



3/521 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000

Method: Private Sale

Date: 13/11/2018

Rooms: -

Property Type: Apartment



108/60-62 Broadway ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$730,000

Method: Sale

Date: 03/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)