

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

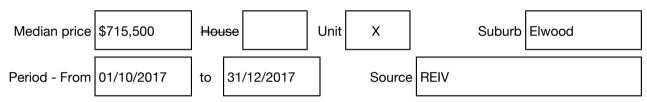
s 4/2 Avoca Avenue, Elwood Vic 3184 d le

Indicative selling price

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

Range between	\$680,000	&	\$748,000

Median sale price



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	1/1 Wimbledon Av ELWOOD 3184	\$745,000	31/10/2017
2	2/25 Vale St ST KILDA 3182	\$742,000	10/02/2018
3	5/5 Woonsocket Ct ST KILDA 3182	\$692,000	08/12/2017

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

Generated: 28/02/2018 11:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4/2 Avoca Avenue, Elwood Vic 3184



Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price December quarter 2017: \$715,500

Set in a quiet leafy cul de sac amongst the artists, poets and film goers of Elwood, this spacious, secure, first floor apartment is perfectly located in the tightly held "Monson" building, a boutique block of only 4 apartments and undercover parking on title. The well maintained block has been freshly painted inside & out. On entry to the apartment you are greeted with a wide entrance hall and soaring ceilings. Textured and curved walls keep it cool in summer and warm in winter. Plenty of storage with built in robes in the master bedroom and kitchen with dining and courtyard access. Situated in the best pocket of Elwood within easy walking distance to Beach, St Kilda Botanical gardens, Brighton road trams direct to the CBD and the fantastic eateries and nightlife at the popular Village Belle Precinct on Acland and Carlisle Streets. This is a property you will want to hold on to forever!

Comparable Properties



1/1 Wimbledon Av ELWOOD 3184 (REI/VG)



Price: \$745,000 Method: Private Sale Date: 31/10/2017 Rooms: 3 Property Type: Apartment



2/25 Vale St ST KILDA 3182 (REI)

Price: \$742,000 Method: Auction Sale Date: 10/02/2018 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

Generated: 28/02/2018 11:47

propertydata com.au The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



5/5 Woonsocket Ct ST KILDA 3182 (REI)

1 2 **1 1**

Agent Comments

Price: \$692,000 Method: Private Sale Date: 08/12/2017 Rooms: 3 Property Type: Apartment

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



Generated: 28/02/2018 11:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.