

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

4/2 Avoca Avenue, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$748,000

Median sale price

Median price \$715,500

House

Unit

X

Suburb

Elwood

Period - From 01/10/2017

to

31/12/2017

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	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.

Grace Le-Francke

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Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

December quarter 2017: \$715,500


 2
  1
  1
Rooms:**Property Type:** Strata Unit/Flat**Agent Comments**

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)****Agent Comments**
 2
  1
  -
Price: \$745,000**Method:** Private Sale**Date:** 31/10/2017**Rooms:** 3**Property Type:** Apartment**2/25 Vale St ST KILDA 3182 (REI)****Agent Comments**
 2
  1
  1
Price: \$742,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** -**Property Type:** Apartment



5/5 Woonsocket Ct ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$692,000

Method: Private Sale

Date: 08/12/2017

Rooms: 3

Property Type: Apartment
