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

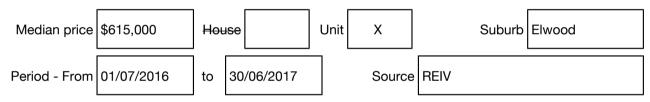
G06/2 Kingsley Street, Elwood Vic 3184 d le

Indicative selling price

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

Range between \$900,000 & \$990,000	
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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	1/109-111 Addison St ELWOOD 3184	\$970,000	29/07/2017
2	5/41-43 Spray St ELWOOD 3184	\$956,000	17/06/2017
3	1/203 Brighton Rd ELWOOD 3184	\$902,000	27/05/2017

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 - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

propertydata

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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.



hockingstuart





Rooms: Property Type: Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending June 2017: \$615,000

Comparable Properties



Price: \$970,000 Method: Auction Sale Date: 29/07/2017 Rooms: 3

Property Type: Apartment

1 2



5/41-43 Spray St ELWOOD 3184 (REI)

1/109-111 Addison St ELWOOD 3184 (REI)

2

601 1



Price: \$956,000 Method: Auction Sale Date: 17/06/2017 Rooms: 4 Property Type: Apartment



1/203 Brighton Rd ELWOOD 3184 (REI)



Agent Comments

Agent Comments

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Price: \$902,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: Apartment Land Size: 50 sqm approx

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