

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

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$615,000 House Unit X Suburb Elwood
 Period - From 01/07/2016 to 30/06/2017 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	1/109-111 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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending June 2017: \$615,000

Comparable Properties



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

Agent Comments



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



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

Agent Comments



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



1/203 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



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