Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

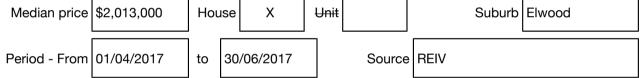
Address Including suburb and postcode

314 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000]	
Median sale pr	ice				
	\$2 013 000 H		Lloit	Suburb	Flwood



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.

Add	dress of comparable property	Price	Date of sale
1	36 Nepean Hwy BRIGHTON 3186	\$1,211,000	27/05/2017
2	245 Inkerman St ST KILDA EAST 3183	\$1,182,500	04/09/2017
3	28 Young St ST KILDA EAST 3183	\$1,101,000	07/07/2017

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 - Pride Real Estate | P: 03 9593 6222 | F: 03 9593 6444

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.







Rooms: Property Type: House (Res) Land Size: 255.708 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June guarter 2017: \$2,013,000

Comparable Properties



36 Nepean Hwy BRIGHTON 3186 (REI)



Price: \$1,211,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: House (Res) Agent Comments



245 Inkerman St ST KILDA EAST 3183 (REI) · 3

Agent Comments

Price: \$1,182,500 Method: Private Sale Date: 04/09/2017 Rooms: -Property Type: House



28 Young St ST KILDA EAST 3183 (REI)

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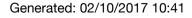
Agent Comments



Price: \$1,101,000 Method: Private Sale Date: 07/07/2017 Rooms: -Property Type: House

Account - Pride Real Estate | P: 03 9593 6222 | F: 03 9593 6444

propertydata



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