

## 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

314 Barkly Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$2,013,000 House X Unit Suburb Elwood

Period - From 01/04/2017 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	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.~~

314 Barkly Street, Elwood Vic 3184



 3  - 

**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 quarter 2017: \$2,013,000

## Comparable Properties



**36 Nepean Hwy BRIGHTON 3186 (REI)**

**Agent Comments**

 3  2  1

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



**245 Inkerman St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  2  1

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



**28 Young St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  -

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