

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

4/95 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$655,000

House

Unit

X

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	6/25 Mitford St ST KILDA 3182	\$786,000	06/05/2017
2	4/128-140 Chapel St ST KILDA 3182	\$755,000	11/06/2017
3	9/30 Shelley St ELWOOD 3184	\$725,000	22/03/2017

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.



 3  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

June quarter 2017: \$655,000

Comparable Properties



6/25 Mitford St ST KILDA 3182 (REI)

[Agent Comments](#)

 3  2  1

Price: \$786,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Apartment



4/128-140 Chapel St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$755,000

Method: Private Sale

Date: 11/06/2017

Rooms: -

Property Type: Apartment



9/30 Shelley St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$725,000

Method: Sold Before Auction

Date: 22/03/2017

Rooms: 4

Property Type: Apartment