

## 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

11a Goldsmith 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

&amp;

\$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	30 King St ST KILDA EAST 3183	\$1,155,000	12/08/2017
2	53 Leslie St ST KILDA EAST 3183	\$1,130,000	05/08/2017
3	23a Havelock St ST KILDA 3182	\$1,120,000	08/04/2017

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.



2 1 0

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 133 sqm approx  
 Agent Comments

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

## Comparable Properties



**30 King St ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$1,155,000  
**Method:** Sold Before Auction  
**Date:** 12/08/2017  
**Rooms:** -  
**Property Type:** House (Res)



**53 Leslie St ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 210 sqm approx



**23a Havelock St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 140 sqm approx