

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 6/113 Addison Street, Elwood Vic 3184

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$552,000 House Unit X Suburb Elwood

Period - From 01/07/2018 to 30/09/2018 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	3/19 Tiuna Gr ELWOOD 3184	\$625,000	13/11/2018
2	4/445 St Kilda St ELWOOD 3184	\$623,000	03/10/2018
3	8/8 Mitford St ST KILDA 3182	\$617,500	20/10/2018

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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



3/19 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 13/11/2018
Rooms: -
Property Type: Apartment



4/445 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$623,000
Method: Sold Before Auction
Date: 03/10/2018
Rooms: -
Property Type: Apartment



8/8 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$617,500
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Apartment