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

2/6 Southey Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$650,000	&	\$715,000				
Median sale price*							
Median price		Property Type	Suburb Elwood				
Period - From		to	Source				

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.

Ad	dress of comparable property	Price	Date of sale
1	5/1 Milton St ELWOOD 3184	\$690,000	27/09/2023
2	5/402 Barkly St ELWOOD 3184	\$670,000	08/10/2023
3	6/8 Southey St ELWOOD 3184	\$655,000	01/08/2023

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.

This Statement of Information was prepared on:

13/10/2023 14:01

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$650,000 - \$715,000 No median price available

Comparable Properties



5/1 Milton St ELWOOD 3184 (REI)



Price: \$690,000 Method: Private Sale Date: 27/09/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$670,000 Method: Private Sale Date: 08/10/2023

Property Type: Apartment

2



6/8 Southey St ELWOOD 3184 (REI/VG)

5/402 Barkly St ELWOOD 3184 (REI)

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Agent Comments

Price: \$655,000 Method: Private Sale Date: 01/08/2023 Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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