

# 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 5/493 St Kilda 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 \$580,000 & \$600,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 12/04/2023 to 11/04/2024 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	5/11 Tiuna Gr ELWOOD 3184	\$625,000	06/04/2024
2	1/113 Addison St ELWOOD 3184	\$610,000	22/02/2024
3	7/493 St Kilda St ELWOOD 3184	\$580,000	23/03/2024

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: 12/04/2024 13:33

**Indicative Selling Price**

\$580,000 - \$600,000

**Median Unit Price**

12/04/2023 - 11/04/2024: \$680,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/11 Tiuna Gr ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Unit



**1/113 Addison St ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** Apartment



**7/493 St Kilda St ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** Apartment