

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

7/8 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2023

to

30/09/2023

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	1/160 Carlisle St ST KILDA 3182	\$945,000	07/10/2023
2	4/51 Spenser St ST KILDA 3182	\$885,000	19/07/2023
3	8/41 Shelley St ELWOOD 3184	\$870,000	03/11/2023

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:

15/11/2023 21:39

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Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

September quarter 2023: \$680,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/160 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$945,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Apartment



4/51 Spenser St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$885,000

Method: Sold Before Auction

Date: 19/07/2023

Property Type: Apartment



8/41 Shelley St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Private Sale

Date: 03/11/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388