Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$850,000	&	\$930,000
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Median sale price

Median price \$680,000	Pro	pperty Type Uni	t	;	Suburb	Elwood
Period - From 01/07/2023	to	30/09/2023	Sou	urce	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

Address of comparable property		1 1100	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

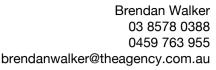
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2023 21:39



Date of sale

THE AGENCY



Indicative Selling Price \$850,000 - \$930,000 **Median Unit Price** September quarter 2023: \$680,000





Comparable Properties



1/160 Carlisle St ST KILDA 3182 (REI)



Price: \$945,000 Method: Auction Sale Date: 07/10/2023

Property Type: Apartment

Agent Comments



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







Price: \$885,000

Method: Sold Before Auction

Date: 19/07/2023

Property Type: Apartment

Agent Comments



8/41 Shelley St ELWOOD 3184 (REI)





Price: \$870.000 Method: Private Sale Date: 03/11/2023

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



