Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$675,000

Address	8/3 Alfriston Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000	&	\$740,000
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Median sale price

Median price	\$659,000	Pro	pperty Type Un	it]	Suburb	Elwood
Period - From	06/07/2022	to	05/07/2023	So	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

3/45 Southey St ELWOOD 3184

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	14/19 Mitford St ST KILDA 3182	\$738,000	12/05/2023
2	4/6 John St ELWOOD 3184	\$718,000	25/02/2023

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:	06/07/2023 14:38



25/03/2023

KAY & BURTON



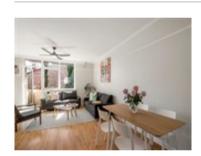


Rooms: 3

Property Type: Unit **Agent Comments**

Indicative Selling Price \$680,000 - \$740,000 **Median Unit Price** 06/07/2022 - 05/07/2023: \$659,000

Comparable Properties



14/19 Mitford St ST KILDA 3182 (REI)





Price: \$738,000 Method: Private Sale Date: 12/05/2023

Property Type: Apartment

Agent Comments



4/6 John St ELWOOD 3184 (REI/VG)

- 2







Price: \$718,000 Method: Auction Sale Date: 25/02/2023

Property Type: Apartment

Agent Comments



3/45 Southey St ELWOOD 3184 (REI/VG)





Price: \$675,000 Method: Auction Sale Date: 25/03/2023

Property Type: Apartment

Agent Comments

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



