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

9 Southey Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$415,000			
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2023	to	31/03/2024		So	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.

Add	dress of comparable property	Price	Date of sale
1	5/9 Southey St ELWOOD 3184	\$460,000	14/03/2024
2	14/9 Southey St ELWOOD 3184	\$356,500	15/11/2022
3	16/9 Southey St ELWOOD 3184	\$305,000	15/05/2023

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:

23/05/2024 12:05









Property Type: Strata Flat - Single **OYO** Flat Agent Comments

Indicative Selling Price \$390,000 - \$415,000 **Median Unit Price** Year ending March 2024: \$680,000

Comparable Properties



5/9 Southey St ELWOOD 3184 (VG)



Price: \$460,000 Method: Sale Date: 14/03/2024 Property Type: Strata Flat - Single OYO Flat

Agent Comments

Agent Comments



14/9 Southey St ELWOOD 3184 (REI/VG)

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Price: \$356,500 Method: Private Sale Date: 15/11/2022 Property Type: Apartment

16/9 Southey St ELWOOD 3184 (REI/VG)

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Agent Comments



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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