

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 consumer.vic.gov.au/underquoting

Range between

\$390,000

&

\$415,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2023

to

31/03/2024

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	5/9 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



1 - -

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)

Agent Comments

1 - -

Price: \$460,000

Method: Sale

Date: 14/03/2024

Property Type: Strata Flat - Single OYO Flat



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

Agent Comments

1 1 -

Price: \$356,500

Method: Private Sale

Date: 15/11/2022

Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$305,000

Method: Private Sale

Date: 15/05/2023

Property Type: Apartment

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