

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

5/22-24 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

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 | 5/13 Fuller Rd RIPPONLEA 3185 | \$750,000 | 12/11/2022 |
| 2 | 1/2 Selwyn Av ELWOOD 3184 | \$730,000 | 31/10/2022 |
| 3 | 3/97 Glen Huntly Rd ELWOOD 3184 | \$730,000 | 30/11/2022 |

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:

21/02/2023 12:36



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Property Type:
Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2022: \$640,000

Comparable Properties



5/13 Fuller Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Apartment



1/2 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 31/10/2022

Property Type: Apartment



3/97 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 30/11/2022

Property Type: Apartment