

## 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

3/1 Scott Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$765,000

#### Median sale price

Median price \$669,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2017

to 31/03/2018

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	8/53 Blessington St ST KILDA 3182	\$782,500	23/06/2018
2	5/45-47 Chapel St ST KILDA 3182	\$725,000	17/03/2018
3	4/160 Chapel St ST KILDA 3182	\$722,000	24/02/2018

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.~~



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/53 Blessington St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$782,500

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** -

**Property Type:** Apartment



**5/45-47 Chapel St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$725,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** Apartment



**4/160 Chapel St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$722,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 4

**Property Type:** Apartment