## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/489 St Kilda Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$2,100,000		&		\$2,310,0	00			
Median sale price									
Median price	\$2,455,000	Pro	Property Type Ho		JSE		Suburb	Elwood	
Period - From	01/10/2022	to	31/12/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	26 Bridge St BRIGHTON 3186	\$2,285,000	12/11/2022
2	10 Moore St ELWOOD 3184	\$2,150,000	03/11/2022
3	6 Rothesay Av ELWOOD 3184	\$2,100,000	02/12/2022

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:

14/02/2023 17:29







Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price December quarter 2022: \$2,455,000

# **Comparable Properties**

26 Bridge St BRIGHTON 3186 (REI) 3 1 2 Price: \$2,285,000 Method: Auction Sale Date: 12/11/2022 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments
10 Moore St ELWOOD 3184 (REI/VG) 4 2 - Price: \$2,150,000 Method: Sold Before Auction Date: 03/11/2022 Property Type: House (Res) Land Size: 208 sqm approx	Agent Comments
6 Rothesay Av ELWOOD 3184 (REI) 4 2 - Price: \$2,100,000 Method: Sold Before Auction Date: 02/12/2022 Property Type: House Land Size: 217 sqm approx	Agent Comments

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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