

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 9/22-24 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$618,000 House Unit X Suburb Elwood

Period - From 01/01/2019 to 31/03/2019 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	2/9 Bertram St ELSTERNWICK 3185	\$927,500	30/03/2019
2	21/16-20 Milton St ELWOOD 3184	\$900,000	05/06/2019
3	4/30 Brickwood St BRIGHTON 3186	\$805,000	12/04/2019

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: Villa
Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median Unit Price

March quarter 2019: \$618,000

Comparable Properties



2/9 Bertram St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$927,500
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Unit



21/16-20 Milton St ELWOOD 3184 (REI) Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 05/06/2019
Rooms: -
Property Type: Townhouse (Res)



4/30 Brickwood St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$805,000
Method: Private Sale
Date: 12/04/2019
Rooms: -
Property Type: Villa