

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

8/3 Alfriston Street, Elwood Vic 3184

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$659,000 Property Type Unit Suburb Elwood

Period - From 06/07/2022 to 05/07/2023 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	14/19 Mitford St ST KILDA 3182	\$738,000	12/05/2023
2	4/6 John St ELWOOD 3184	\$718,000	25/02/2023
3	3/45 Southey St ELWOOD 3184	\$675,000	25/03/2023

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:

06/07/2023 14:38



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
06/07/2022 - 05/07/2023: \$659,000

Comparable Properties



14/19 Mitford St ST KILDA 3182 (REI)

Agent Comments



Price: \$738,000
Method: Private Sale
Date: 12/05/2023
Property Type: Apartment



4/6 John St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$718,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Apartment



3/45 Southey St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Apartment

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566