

## 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

2/12 Vautier 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)

Range between

\$690,000

&

\$756,000

#### Median sale price

Median price

\$615,000

House

Unit

X

Suburb

Elwood

Period - From

01/07/2016

to

30/06/2017

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	4/115 Tennyson St ELWOOD 3184	\$747,500	08/04/2017
2	3/521 St Kilda St ELWOOD 3184	\$715,000	29/07/2017
3	10/188 Barkly St ST KILDA 3182	\$691,000	13/07/2017

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.~~



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$756,000  
**Median Unit Price**  
Year ending June 2017: \$615,000

## Comparable Properties



4/115 Tennyson St ELWOOD 3184 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$747,500  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** Apartment



3/521 St Kilda St ELWOOD 3184 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



10/188 Barkly St ST KILDA 3182 (REI)

[Agent Comments](#)

2   1   -

**Price:** \$691,000  
**Method:** Private Sale  
**Date:** 13/07/2017  
**Rooms:** -  
**Property Type:** Apartment