

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address	2/12 Vautier Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$756,000

Median sale price

Median price	\$615,000	Hou	se	Unit	Х	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.

Add	dress 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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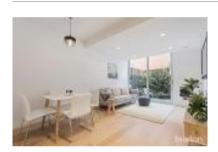


Rooms:

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)





Price: \$747,500 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



3/521 St Kilda St ELWOOD 3184 (REI)







Price: \$715,000 Method: Auction Sale Date: 29/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments



10/188 Barkly St ST KILDA 3182 (REI)





Price: \$691,000 Method: Private Sale Date: 13/07/2017

Rooms: -

Property Type: Apartment

Agent Comments

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