

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	451 St Kilda Street, Elwood
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$1,140,000		\$1,250,000
2 Bed, 2 Bath	\$*	Or range between	\$1,450,000		\$1,595,000
3 Bed, 2 Bath	\$*	Or range between	\$2,000,000		\$2,200,000
3 Bed, 2 Bath	\$*	Or range between	\$3,375,000		\$3,625,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$640,000	Suburb	Elwood
Period - From	13/8/18	To	12/8/19
Source	Property Data		

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	2/74 Marine Parade, Elwood	\$1,193,750	02/08/2019
	6/4 Dudley Street, Brighton	\$1,200,000	06/05/2019
	2/55 College Street, Elsternwick	\$1,157,000	31/00/2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

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**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/8/19