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	4/21 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $701,500 Property Type Unit Suburb Elwood

Period - From 10/06/2019 to 09/06/2020 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	1/1 Beach Av ELWOOD 3184	$1,230,000	29/02/2020
2	3/1 Beach Av ELWOOD 3184	$1,155,500	19/02/2020
3	4/1-3 Beach Av ELWOOD 3184	$1,020,000	19/03/2020

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: 10/06/2020 12:37

RT Edgar



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
10/06/2019 - 09/06/2020: $701,500

Comparable Properties



1/1 Beach Av ELWOOD 3184 (VG)

2 - -

Price: $1,230,000
Method: Sale
Date: 29/02/2020
Property Type: Strata Unit/Flat

Agent Comments



3/1 Beach Av ELWOOD 3184 (VG)

2 - -

Price: $1,155,500
Method: Sale
Date: 19/02/2020
Property Type: Strata Unit/Flat

Agent Comments

4/1-3 Beach Av ELWOOD 3184 (REI/VG)

2 1 -

Price: $1,020,000
Method: Sale by Tender
Date: 19/03/2020
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.