

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

3/22 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$733,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2021

to 30/09/2021

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	1/44 Southey St ELWOOD 3184	\$940,000	23/10/2021
2	9/36 Riddell Pde ELSTERNWICK 3185	\$905,000	30/10/2021
3	4/49 Marine Pde ST KILDA 3182	\$900,000	11/11/2021

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:

01/12/2021 16:45

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2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
September quarter 2021: \$733,000

Comparable Properties



1/44 Southey St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$940,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Apartment



9/36 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$905,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Unit



4/49 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$900,000
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment