

382 Barkly Street, Elwood Vic 3184

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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 924 sqm
Agent Comments

Indicative Selling Price
\$4,400,000 - \$4,840,000
Median House Price
March quarter 2017: \$1,430,000

Comparable Properties



14 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$4,750,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 9
Property Type: House (Res)
Land Size: 601 sqm



5 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments



Price: \$3,572,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 7
Property Type: House (Res)
Land Size: 736 sqm



13 Normandy Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$3,465,000
Method: Private Sale
Date: 18/11/2016
Rooms: 6
Property Type: House
Land Size: 748 sqm

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

382 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$4,400,000

&

\$4,840,000

Median sale price

Median price \$1,430,000

House X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Kingsley St ELWOOD 3184	\$4,750,000	26/11/2016
5 Tiuna Gr ELWOOD 3184	\$3,572,000	12/11/2016
13 Normandy Rd ELWOOD 3184	\$3,465,000	18/11/2016