SHELLEY STREE

Property Type: House (Previously

Occupied - Detached) Land Size: 924 sqm **Agent Comments** 

James Meldrum 9531 0555 0411 304 060 jmeldrum@rtedgar.com.au

**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)

3

**6** 

Price: \$4,750,000 Method: Auction Sale Date: 26/11/2016

Rooms: 9

Property Type: House (Res) Land Size: 601 sqm

**Agent Comments** 



5 Tiuna Gr ELWOOD 3184 (REI)

**--**4

Price: \$3,572,000 Method: Auction Sale Date: 12/11/2016

Rooms: 7

Property Type: House (Res) Land Size: 736 sqm

**Agent Comments** 



13 Normandy Rd ELWOOD 3184 (REI/VG)

**5** 

**6** 

Price: \$3,465,000 Method: Private Sale Date: 18/11/2016 Rooms: 6

Property Type: House Land Size: 748 sqm

**Agent Comments** 

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234





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# 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              | 382 Barkly 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 | \$4,400,000 | & | \$4,840,000 |
|---------------|-------------|---|-------------|
| _             |             |   | 1           |

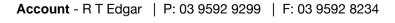
#### Median sale price

| Median price \$ | 1,430,000 | Но | ouse X     | Su     | burb | Elwood |
|-----------------|-----------|----|------------|--------|------|--------|
| Period - From 0 | 1/01/2017 | to | 31/03/2017 | Source | REIV | 1      |

#### 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   |







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