# 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	103/356 Barkly Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$550,000

#### Median sale price

Median price	\$2,013,000	Hou	ıse X	Unit		Suburb	Elwood
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	g05/35-39 Ormond Rd ELWOOD 3184	\$575,000	02/09/2017
2	G04/356 Barkly St ELWOOD 3184	\$545,000	11/05/2017
3	104/356 Barkly St ELWOOD 3184	\$545,000	26/09/2017

### 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.





Generated: 12/10/2017 11:04









Rooms:

Property Type: Apartment Land Size: 64.5 sqm approx

**Agent Comments** Plus Storage Cage

**Indicative Selling Price** \$550,000 **Median House Price** June quarter 2017: \$2,013,000

# Comparable Properties



g05/35-39 Ormond Rd ELWOOD 3184 (REI)



Price: \$575,000 Method: Auction Sale Date: 02/09/2017

Rooms: 2

Property Type: Apartment

Agent Comments

G04/356 Barkly St ELWOOD 3184 (VG)

**--**3







Price: \$545,000 Method: Sale Date: 11/05/2017 Rooms: -

Property Type: House (Res) Land Size: 971 sqm approx

**Agent Comments** 

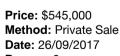
104/356 Barkly St ELWOOD 3184 (REI)







**Agent Comments** 



Rooms: 2

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

Generated: 12/10/2017 11:04



