

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

103/356 Barkly Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale priceMedian price \$2,013,000 House 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.

	Address 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.



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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) [Agent Comments](#)

 1
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Price: \$575,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 2
Property Type: Apartment

G04/356 Barkly St ELWOOD 3184 (VG) [Agent Comments](#)

 3
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Price: \$545,000
Method: Sale
Date: 11/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 971 sqm approx



104/356 Barkly St ELWOOD 3184 (REI) [Agent Comments](#)

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Price: \$545,000
Method: Private Sale
Date: 26/09/2017
Rooms: 2
Property Type: Apartment