



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

106/ 2 Kingsley Street, ELWOOD, 3184

Indicative selling price

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

Single Price

\$509,000

or range between

&

Median sale price

Median price

\$648,000

Property type

Unit

Suburb

ELWOOD, 3184

Period from

31/01/2018

to

30/06/2018

Source

rpdata

Comparable property sale

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

Unit 5, 25 Kingsley Street, ELWOOD, 3184 Victoria

\$460,000

21/04/2018

Unit 202, 122 Ormond Road, ELWOOD, 3184 Victoria

\$505,000

05/04/2018

Unit 13, 131 Glen Huntly Road, ELWOOD, 3184 Victoria

\$468,000

24/02/2018