

Marcus Peters
03 9534 8014
0418 337 051
marcuspeters@whiting.com.au

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
March quarter 2017: \$545,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



19/43 Park St ST KILDA WEST 3182 (REI/VG) **Agent Comments**



Price: \$421,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 2
Property Type: Apartment



11/94 Tennyson St ELWOOD 3184 (REI) **Agent Comments**



Price: \$416,000
Method: Sold Before Auction
Date: 12/04/2017
Rooms: -
Property Type: Apartment



3/2 Goathlands St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$398,500
Method: Private Sale
Date: 26/06/2017
Rooms: 2
Property Type: Apartment

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 11/282 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$545,000

Unit 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
19/43 Park St ST KILDA WEST 3182	\$421,000	01/04/2017
11/94 Tennyson St ELWOOD 3184	\$416,000	12/04/2017
3/2 Goathlands St ST KILDA EAST 3183	\$398,500	26/06/2017