

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

12 Meredith Street, Elwood Vic 3184

Indicative selling price

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

 Single price

\$990,000

Median sale price

 Median price

\$2,430,000

 House

X

 Unit

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 Suburb

Elwood

 Period - From

01/01/2018

 to

31/03/2018

 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	12a Meredith St ELWOOD 3184	\$1,140,000	23/06/2018
2	57 Blanche St ST KILDA 3182	\$978,000	26/05/2018
3	9 Neptune St ST KILDA 3182	\$920,000	24/02/2018

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.

Grace Le-Francke

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Indicative Selling Price

\$990,000

Median House Price

March quarter 2018: \$2,430,000



 2  1  2

Rooms:

Property Type: House (Res)

Land Size: 230 sqm approx

Agent Comments

Get back on your tools and start on your next project or build your next dream home (STCA) in one of the best pockets of Elwood! Comprising garden entry to leadlight entrance. Wide entrance hall, 2 bedrooms, spacious living, central bathroom leafy yard with garage and parking in front.

Comparable Properties



12a Meredith St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$1,140,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)



57 Blanche St ST KILDA 3182 (REI)

Agent Comments

 2  1  -

Price: \$978,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: House

Land Size: 195 sqm approx



9 Neptune St ST KILDA 3182 (VG)

Agent Comments

 -  -  -

Price: \$920,000

Method: Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 116 sqm approx