

James Bavin 03 9531 1245 0429 005 355

## Statement of Information

ibavin@chisholmgamon.com.au

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980									
Property offer	ed for s	sale									
A Including subu po	204/451	-453 \$	St Kilda Stree	et, Elwo	ood Vic 31	34					
Indicative sell	ing pric	e									
For the meaning	of this p	orice see	consu	umer.vic.gov.	au/und	lerquoting					
Single price	e \$2,27	5,000									
Median sale p	rice										
Median price	\$715,50	00	House		Unit	Х		Suburb		Elwood	
Period - From	I - From 01/10/2017 to 31/12/2017 Source RE							EIV			
Comparable p	roperty	sales (	(*Dele	ete A or B b	elow a	as applic	able	)			
months		estate a						property for sale to be most cor			
Address of comparable property							Price		Date of sale		
1											
2											
3											
OR											
B* The esta	ate agen	t or ager	nt's re	presentative r	reason	ably believ	es th	nat fewer than t	hree	comparable	

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properties were sold within two kilometres of the property for sale in the last six months.





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## Chisholm&Gamon

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> **Indicative Selling Price** \$2,275,000 **Median Unit Price**

December quarter 2017: \$715,500

Rooms: 4

Property Type: Apartment Land Size: 140.5 sqm approx

**Agent Comments** 

42m2 balcony and roof terrace

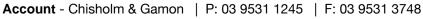


Apartments are to be sold Off the Plan, so there are no verifiable comparable properties. We are working on a \$ per m2 rate averaging: \$13,500-14,000 across the development.

## Comparable Properties

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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