

## 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	204/451-453 St Kilda Street, Elwood Vic 3184
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$2,275,000
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#### Median sale price

Median price	\$715,500	House		Unit	X	Suburb	Elwood
Period - From	01/10/2017	to	31/12/2017	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		
2		
3		

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.



**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

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