

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

16/9 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$320,000

&

\$340,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

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	36/3 Herbert St ST KILDA 3182	\$340,000	21/02/2023
2	32/3 Herbert St ST KILDA 3182	\$330,000	16/12/2022
3	7/127 Grey St ST KILDA 3182	\$305,000	14/03/2023

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.~~

This Statement of Information was prepared on:

20/03/2023 09:38



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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

December quarter 2022: \$640,000

Comparable Properties



36/3 Herbert St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$340,000

Method: Private Sale

Date: 21/02/2023

Property Type: Apartment



32/3 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment



7/127 Grey St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$305,000

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000