

# 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

G10/2 Kingsley Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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	1/140 Hotham St ST KILDA EAST 3183	\$718,000	25/07/2024
2	27/125 Ormond Rd ELWOOD 3184	\$761,000	15/07/2024
3	2/48b Montclair Av BRIGHTON 3186	\$720,000	02/07/2024

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:

30/08/2024 09:46



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

June quarter 2024: \$700,000

## Comparable Properties



**1/140 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$718,000

**Method:** Private Sale

**Date:** 25/07/2024

**Property Type:** Unit



**27/125 Ormond Rd ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$761,000

**Method:** Private Sale

**Date:** 15/07/2024

**Property Type:** Apartment



**2/48b Montclair Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** Unit

**Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222**