

## 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

206/50-52 SOUTHEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

21/2 GORDON STREET ELSTERNWICK VIC 3185	724000	18-May-24
8/14 MILTON STREET ELWOOD VIC 3184	750000	06-Sep-24
34/128-140 CHAPEL STREET ST KILDA VIC 3182	735000	06-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 01 October 2024

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**21/2 GORDON STREET  
ELSTERNWICK VIC 3185**Sold Price **724000** Sold Date **18-May-24**

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Distance **1.2km****8/14 MILTON STREET ELWOOD VIC 3184**Sold Price **RS 750000<sup>UN</sup>** Sold Date **06-Sep-24**

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Distance **0.33km****34/128-140 CHAPEL STREET ST  
KILDA VIC 3182**Sold Price **735000** Sold Date **06-Jul-24**

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Distance **0.8km****RS** = Recent sale**UN** = Undisclosed Sale

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