

## 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 17/30-32 Docker 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 \$650,000 & \$700,000

#### Median sale price

Median price \$669,000 House Unit X Suburb Elwood

Period - From 01/04/2017 to 31/03/2018 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	1/46 Ruskin St ELWOOD 3184	\$688,000	17/02/2018
2	8/232 Barkly St ST KILDA 3182	\$676,000	09/12/2017
3	9/41 Nepean Hwy ELSTERNWICK 3185	\$660,000	02/12/2017

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.



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**Rooms:**  
**Property Type:** Unit  
**Land Size:** 80 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending March 2018: \$669,000

## Comparable Properties



1/46 Ruskin St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

2 1 1

**Price:** \$688,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Apartment



8/232 Barkly St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

2 2 1

**Price:** \$676,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment



9/41 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

2 1 2

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** Apartment