

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

3/9 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Single price \$660,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	2/28 Blenheim St BALACLAVA 3183	\$675,000	19/12/2024
2	2/12 Selwyn Av ELWOOD 3184	\$675,000	12/10/2024
3	310/95 Ormond Rd ELWOOD 3184	\$660,000	26/07/2024

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:

13/01/2025 10:37

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$660,000
No median price available

Comparable Properties



2/28 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment



2/12 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit



310/95 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 26/07/2024
Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900