

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

9/4 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$310,000 & \$330,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Elwood

Period - From 14/10/2023 to 13/10/2024 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	7/93 Ormond Rd ELWOOD 3184	\$315,000	26/09/2024
2	8/9 Southey St ELWOOD 3184	\$340,000	02/08/2024
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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: 14/10/2024 10:15



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$310,000 - \$330,000

Median Unit Price
14/10/2023 - 13/10/2024: \$685,000

Comparable Properties



7/93 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$315,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment



8/9 Southey St ELWOOD 3184 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 02/08/2024
Property Type: Unit

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.