

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

1/27 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2019

to

30/06/2019

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	7/45a Ormond Esp ELWOOD 3184	\$680,000	02/08/2019
2	1/2a Parkside St ELSTERNWICK 3185	\$664,000	25/08/2019
3	3/46-48 Ruskin St ELWOOD 3184	\$640,000	24/05/2019

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:

16/09/2019



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
June quarter 2019: \$640,000

Comparable Properties

7/45a Ormond Esp ELWOOD 3184 (REI)

Agent Comments

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Price: \$680,000
Method: Sold Before Auction
Date: 02/08/2019
Property Type: Apartment



1/2a Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$664,000
Method: Auction Sale
Date: 25/08/2019
Rooms: 3
Property Type: Apartment



3/46-48 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$640,000
Method: Sold Before Auction
Date: 24/05/2019
Property Type: Apartment