

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5/45 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$694,500 Property Type Unit Suburb Elwood

Period - From 01/10/2019 to 30/09/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/8 Southey St, Elwood, Vic 3184, Australia	\$694,000	20/06/2020
2	6/15 Kendall St ELWOOD 3184	\$677,500	06/10/2020
3	1/100 Glen Huntly Rd ELWOOD 3184	\$670,000	08/10/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/11/2020 12:31



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending September 2020: \$694,500

## Comparable Properties

**5/8 Southey St, Elwood, Vic 3184, Australia (REI)**

**Agent Comments**

 2  1  1

**Price:** \$694,000

**Method:**

**Date:** 20/06/2020

**Property Type:** Apartment



**6/15 Kendall St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$677,500

**Method:** Private Sale

**Date:** 06/10/2020

**Property Type:** Apartment



**1/100 Glen Huntly Rd ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 08/10/2020

**Rooms:** 3

**Property Type:** Apartment