

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

7/28 Docker Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2019

to

31/03/2020

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	1/9 Joyce St ELWOOD 3184	\$685,000	22/02/2020
2	1/6 May St ELWOOD 3184	\$680,000	14/12/2019
3	2/24 Kendall St ELWOOD 3184	\$675,000	29/11/2019

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:

11/05/2020 15:50



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000

Median Unit Price
Year ending March 2020: \$695,000

Comparable Properties



1/9 Joyce St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Apartment



1/6 May St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000
Method: Auction Sale
Date: 14/12/2019
Property Type: Apartment



2/24 Kendall St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 29/11/2019
Rooms: 3
Property Type: Apartment