

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

3/4 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2023

to 31/12/2023

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	4/46 Ormond Esp ELWOOD 3184	\$385,000	28/11/2023
2	4/15 Pine Av ELWOOD 3184	\$385,000	04/11/2023
3	6/6 Byron St ELWOOD 3184	\$340,000	28/10/2023

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:

13/02/2024 14:25



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$385,000

Median Unit Price
 December quarter 2023: \$715,000

Comparable Properties



4/46 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment



4/15 Pine Av ELWOOD 3184 (REI)

Agent Comments

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Price: \$385,000
Method: Auction Sale
Date: 04/11/2023
Property Type: Apartment



6/6 Byron St ELWOOD 3184 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 28/10/2023
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300