

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

2/6a Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$646,250

Property Type Unit

Suburb Elwood

Period - From 11/10/2018

to

10/10/2019

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	1/5 Goldsmith St ELWOOD 3184	\$1,005,000	24/08/2019
2	8/21a Dickens St ELWOOD 3184	\$960,000	01/09/2019
3	4/2 Wimbledon Av ELWOOD 3184	\$915,000	05/10/2019

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:

11/10/2019 14:46

Brendan Walker

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

11/10/2018 - 10/10/2019: \$646,250



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/5 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$1,005,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 3

Property Type: Apartment



8/21a Dickens St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$960,000

Method: Auction Sale

Date: 01/09/2019

Rooms: 5

Property Type: Apartment



4/2 Wimbledon Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$915,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 3

Property Type: Apartment