## 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

113 Spray Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale pi	rice							
Median price	\$1,895,000	Pro	operty Type	Hou	ise		Suburb	Elwood
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	46 Rothesay Av ELWOOD 3184	\$1,900,000	24/04/2021
2	16 Docker St ELWOOD 3184	\$1,900,000	21/03/2021
3	5 Byron St ELWOOD 3184	\$1,802,500	12/12/2020

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:

06/05/2021 16:39









**Property Type:** House **Land Size:** 435 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2021: \$1,895,000

# **Comparable Properties**



46 Rothesay Av ELWOOD 3184 (REI)



Price: \$1,900,000 Method: Auction Sale Date: 24/04/2021 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,900,000

16 Docker St ELWOOD 3184 (REI)

Method: Sold Before Auction Date: 21/03/2021 Property Type: House (Res)

5 Byron St ELWOOD 3184 (VG)

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Agent Comments

Price: \$1,802,500 Method: Sale Date: 12/12/2020 Property Type: House - Attached House N.E.C. Land Size: 438 sqm approx

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Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.