

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,895,000

Property Type House

Suburb Elwood

Period - From 01/01/2021

to

31/03/2021

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	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

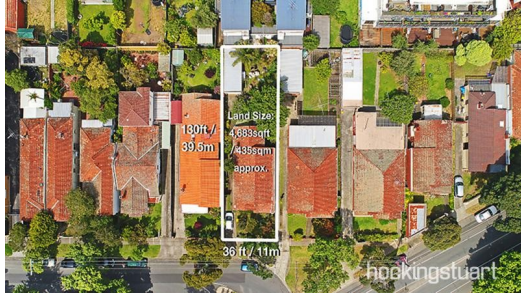
Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginandscott.com.au

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

March quarter 2021: \$1,895,000



3 2 1

**Property Type:** House

**Land Size:** 435 sqm approx

**Agent Comments**

## Comparable Properties



**46 Rothesay Av ELWOOD 3184 (REI)**

**Agent Comments**

3 3 1

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** House (Res)



**16 Docker St ELWOOD 3184 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 21/03/2021

**Property Type:** House (Res)



**5 Byron St ELWOOD 3184 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,802,500

**Method:** Sale

**Date:** 12/12/2020

**Property Type:** House - Attached House N.E.C.

**Land Size:** 438 sqm approx