

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

2/34 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$689,000

Property Type Unit

Suburb Elwood

Period - From 30/09/2020

to

29/09/2021

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	4/6a Southey St ELWOOD 3184	\$1,058,000	10/07/2021
2	10/71 Ormond Rd ELWOOD 3184	\$1,011,000	29/09/2021
3	3/1 Garden Ct ELWOOD 3184	\$1,010,000	05/08/2021

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:

30/09/2021 13:08



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
30/09/2020 - 29/09/2021: \$689,000

Comparable Properties



4/6a Southey St ELWOOD 3184 (REI/VG)

Agent Comments

2 2 -

Price: \$1,058,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Apartment



10/71 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$1,011,000
Method: Auction Sale
Date: 29/09/2021
Property Type: Apartment
Land Size: 110 sqm approx



3/1 Garden Ct ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,010,000
Method: Private Sale
Date: 05/08/2021
Property Type: Apartment