

# 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

3/41 Scott 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 \$527,000 & \$540,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Elwood

Period - From 01/07/2019 to 30/09/2019 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	3/11 Tiuna Gr ELWOOD 3184	\$540,000	03/08/2019
2	6/8 Mitford St ST KILDA 3182	\$522,000	01/10/2019
3	2/27 Moore St ELWOOD 3184	\$520,000	11/10/2019

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:

13/12/2019 10:54



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price

\$527,000 - \$540,000

Median Unit Price

September quarter 2019: \$715,000

## Comparable Properties



3/11 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 3

Property Type: Apartment



6/8 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$522,000

Method: Sold Before Auction

Date: 01/10/2019

Rooms: 3

Property Type: Apartment



2/27 Moore St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 11/10/2019

Rooms: 3

Property Type: Apartment