

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

3/34 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$694,500

Property Type Unit

Suburb Elwood

Period - From 01/10/2019

to 30/09/2020

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	103/29 Foam St ELWOOD 3184	\$1,180,000	19/10/2020
2	4/21 Kingsley St ELWOOD 3184	\$1,100,000	11/06/2020
3	4/3-5 Daley St ELWOOD 3184	\$932,500	12/10/2020

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:

20/11/2020 20:56



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending September 2020: \$694,500

Comparable Properties



103/29 Foam St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 19/10/2020

Property Type: Apartment



4/21 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 11/06/2020

Property Type: Apartment



4/3-5 Daley St ELWOOD 3184 (REI)

Agent Comments



Price: \$932,500

Method: Private Sale

Date: 12/10/2020

Property Type: Apartment