

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

5/8 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$658,000

Property Type Unit

Suburb Elwood

Period - From 14/09/2022

to

13/09/2023

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	8/122 Glen Huntly Rd ELWOOD 3184	\$590,000	06/06/2023
2	6/11 Hartpurv Av ELWOOD 3184	\$550,000	19/07/2023
3	8/26 Ruskin St ELWOOD 3184	\$540,000	29/05/2023

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:

14/09/2023 17:04

5/8 Spray Street, Elwood Vic 3184

Chisholm&Gamon

Corey Pabst
0431 928 914
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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

14/09/2022 - 13/09/2023: \$658,000

Comparable Properties



8/122 Glen Huntly Rd ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$590,000

Method: Private Sale

Date: 06/06/2023

Property Type: Apartment



6/11 Hartpury Av ELWOOD 3184 (REI) **Agent Comments**

2 1 1

Price: \$550,000

Method: Private Sale

Date: 19/07/2023

Property Type: Unit



8/26 Ruskin St ELWOOD 3184 (REI) **Agent Comments**

2 1 1

Price: \$540,000

Method: Private Sale

Date: 29/05/2023

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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