

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

22/27 Docker Street, Elwood Vic 3184

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$648,500

House

Unit

X

Suburb Elwood

Period - From 01/10/2017

to 30/09/2018

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	3/56 Byron St ELWOOD 3184	\$451,000	14/07/2018
2	1/162 Brighton Rd RIPPONLEA 3185	\$450,000	25/08/2018
3	3/25 Byron St ELWOOD 3184	\$422,000	21/07/2018

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.

22/27 Docker Street, Elwood Vic 3184

Jon Kett
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Rooms:
Property Type: Apartment
Land Size: 1702.771 sqm approx
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
Year ending September 2018: \$648,500

Comparable Properties



3/56 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$451,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 2
Property Type: Apartment



1/162 Brighton Rd RIPPONLEA 3185 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 25/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/25 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$422,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment