

## 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

9/45 Spray 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)

Single price \$610,000

## Median sale price

Median price \$625,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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 | 5/113 Addison St ELWOOD 3184   | \$590,000 | 27/10/2018   |
| 2 | 10/10 Vautier St ELWOOD 3184   | \$582,000 | 25/01/2019   |
| 3 | 3/22 Selwyn Av ELWOOD 3184     | \$560,000 | 09/12/2018   |

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.~~

9/45 Spray Street, Elwood Vic 3184

Chisholm&Gamon

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**Indicative Selling Price**

\$610,000

**Median Unit Price**

December quarter 2018: \$625,000



2 1 1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**5/113 Addison St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$590,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** 3

**Property Type:** Apartment



**10/10 Vautier St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$582,000

**Method:** Private Sale

**Date:** 25/01/2019

**Rooms:** 3

**Property Type:** Apartment



**3/22 Selwyn Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$560,000

**Method:** Sold After Auction

**Date:** 09/12/2018

**Rooms:** -

**Property Type:** Apartment