

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

2/28 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$671,500

Property Type Unit

Suburb Elwood

Period - From 01/01/2020

to 31/12/2020

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	5/16 Daley St ELWOOD 3184	\$611,000	26/02/2021
2	4/7 Coleridge St ELWOOD 3184	\$590,000	20/02/2021
3	11/3 Browning St ELWOOD 3184	\$590,000	19/12/2020

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:

03/03/2021 13:47

2/28 Docker Street, Elwood Vic 3184

Marshall Rushford

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Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending December 2020: \$671,500



2 1 1

Property Type: Flat

Land Size: 86 sqm approx

Agent Comments

Comparable Properties



5/16 Daley St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$611,000

Method: Private Sale

Date: 26/02/2021

Property Type: Apartment



4/7 Coleridge St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



11/3 Browning St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 19/12/2020

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018