

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

4/6 May Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$785,000

&

\$863,500

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	2/9 Bluff Av ELWOOD 3184	\$895,000	17/06/2021
2	4/129 Glen Huntly Rd ELWOOD 3184	\$780,000	07/08/2021
3	3/6 Broadway ELWOOD 3184	\$770,000	16/07/2021

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:

27/08/2021 17:03

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

4/6 May Street, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$785,000 - \$863,500

No median price available

Comparable Properties



2/9 Bluff Av ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$895,000

Method: Sale

Date: 17/06/2021

Property Type: Stratum Flat



4/129 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Apartment



3/6 Broadway ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Unit

Account - Biggin & Scott | P: 03 5628 1493



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