Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/5 Alfriston Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$625,000		&		\$650,000			
Median sale pr	rice							
Median price	\$673,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/282 Barkly St ELWOOD 3184	\$624,000	08/04/2021
2	2/28 Docker St ELWOOD 3184	\$625,000	24/03/2021
3	3/2 Greig Ct ELWOOD 3184	\$620,000	23/03/2021

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:

02/07/2021 12:19



RT Edgar





Property Type: Agent Comments Indicative Selling Price \$625,000 - \$650,000 Median Unit Price Year ending March 2021: \$673,500

Comparable Properties

6/282 Barkly St ELWOOD 3184 (VG)

🛏 2 🗰 - 🋱 -

Price: \$624,000 Method: Sale Date: 08/04/2021 Property Type: Subdivided Flat - Single OYO Flat

2/28 Docker St ELWOOD 3184 (REI/VG)

þ 1

Agent Comments



Price: \$625,000 Method: Sold Before Auction Date: 24/03/2021 Property Type: Apartment

2

3/2 Greig Ct ELWOOD 3184 (VG)

🛏 2 🖕 - 🛱 -

Agent Comments

Agent Comments

Price: \$620,000 Method: Sale Date: 23/03/2021 Property Type: Strata Flat - Single OYO Flat

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.