

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

8/10 Daley Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$347,500

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Elwood

Period - From

14/10/2023

to

13/10/2024

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	3/9 Robert St ELWOOD 3184	\$330,000	17/09/2024
2	7/94 Glen Huntly Rd ELWOOD 3184	\$345,000	11/07/2024
3	11/65 Ormond Rd ELWOOD 3184	\$350,000	24/06/2024

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:

14/10/2024 09:48



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$347,500

Median Unit Price

14/10/2023 - 13/10/2024: \$685,000

Comparable Properties



3/9 Robert St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment



7/94 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$345,000

Method: Private Sale

Date: 11/07/2024

Property Type: Apartment



11/65 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 24/06/2024

Property Type: Unit