

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

2/5 Goldsmith Street, Elwood Vic 3184

Indicative selling price

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

Range between \$830,000

&

\$910,000

Median sale price

Median price \$648,500

House

Unit

X

Suburb

Elwood

Period - From 01/10/2017

to

30/09/2018

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	5/30 Tennyson St ELWOOD 3184	\$905,000	31/05/2018
2	2/15 Hennessy Av ELWOOD 3184	\$888,000	11/08/2018
3	206/60-62 Broadway ELWOOD 3184	\$820,000	13/10/2018

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.



2
 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$830,000 - \$910,000

Median Unit Price

Year ending September 2018: \$648,500

Comparable Properties



5/30 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 2

Price: \$905,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: 3

Property Type: Apartment



2/15 Hennessy Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 -

Price: \$888,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Apartment



206/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$820,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Apartment