

## 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

8/48 SPRAY STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6/25 SELWYN AVENUE ELWOOD VIC 3184    | \$690,000 | 12-Feb-22 |
| 4/24-26 MILTON STREET ELWOOD VIC 3184 | \$712,000 | 19-Mar-22 |
| 1/11 TIUNA GROVE ELWOOD VIC 3184      | \$691,800 | 16-Oct-21 |

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 6 months.~~

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**6/25 SELWYN AVENUE ELWOOD  
VIC 3184**

Sold Price

**\$690,000**

Sold Date

**12-Feb-22**

2

1

1

Distance

**0.41km**



**4/24-26 MILTON STREET ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup>  
**\$712,000**

Sold Date

**19-Mar-22**

2

1

1

Distance

**1.13km**



**1/11 TIUNA GROVE ELWOOD VIC  
3184**

Sold Price

**\$691,800**

Sold Date

**16-Oct-21**

2

1

1

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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