

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/22 Selwyn Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Single price \$570,000

Median sale price

Median price	\$552,000	Hou	se	Unit	Х	Suburb	Elwood
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

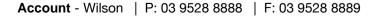
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	6/10 Spray St ELWOOD 3184	\$580,000	04/08/2018
2	8/13 Beach Av ELWOOD 3184	\$565,000	21/07/2018
3	10/48 Spray St ELWOOD 3184	\$556,000	19/05/2018

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.







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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$570,000 **Median Unit Price** September quarter 2018: \$552,000

Comparable Properties



6/10 Spray St ELWOOD 3184 (REI/VG)

Price: \$580,000 Method: Auction Sale Date: 04/08/2018 Rooms: 3

Property Type: Apartment

Agent Comments



8/13 Beach Av ELWOOD 3184 (VG)

Price: \$565,000 Method: Sale Date: 21/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



10/48 Spray St ELWOOD 3184 (REI/VG)

Price: \$556,000 Method: Auction Sale Date: 19/05/2018

Rooms: 4

Property Type: Apartment

Agent Comments

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