

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

3/22 Selwyn Avenue, Elwood Vic 3184

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

House

Unit

X

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.

| | Address 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.



 2  1  1

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)

Agent Comments

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



8/13 Beach Av ELWOOD 3184 (VG)

Agent Comments

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Price: \$565,000
Method: Sale
Date: 21/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

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Price: \$556,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 4
Property Type: Apartment