

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

4/10 Vautier Street, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$712,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2021

to 30/09/2022

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	5/11 Bluff Av ELWOOD 3184	\$632,000	26/11/2022
2	6/49 Ruskin St ELWOOD 3184	\$625,000	10/11/2022
3	2/3 Alfriston St ELWOOD 3184	\$593,500	31/10/2022

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:

11/01/2023 10:15



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/11 Bluff Av ELWOOD 3184 (REI)

Agent Comments



Price: \$632,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Unit



6/49 Ruskin St ELWOOD 3184 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 10/11/2022

Property Type: Apartment



2/3 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$593,500

Method: Private Sale

Date: 31/10/2022

Property Type: Apartment