

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

11/41-43 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$790,000

&

\$840,000

Median sale price

Median price \$631,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2016

to

30/09/2017

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	5/41-43 Spray St ELWOOD 3184	\$956,000	17/06/2017
2	G15/12-14 Dickens St ELWOOD 3184	\$880,000	03/06/2017
3	14/125 Ormond Rd ELWOOD 3184	\$800,000	16/05/2017

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 2 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

Year ending September 2017: \$631,000

Comparable Properties



5/41-43 Spray St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$956,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Apartment



G15/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$880,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Apartment



14/125 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 2 2

Price: \$800,000

Method: Sold Before Auction

Date: 16/05/2017

Rooms: -

Property Type: Apartment