

# 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

8/12 Pine Avenue, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$861,000 & \$890,000

### Median sale price

Median price \$671,500 Property Type Unit Suburb Elwood

Period - From 01/01/2020 to 31/12/2020 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	1/17-19 Milton St ELWOOD 3184	\$925,000	02/05/2020
2	1/9 Bluff Av ELWOOD 3184	\$873,000	06/03/2020
3	3/13 Bluff Av ELWOOD 3184	\$870,000	26/02/2020

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:

16/02/2021 11:01



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**Property Type:**

**Agent Comments**

**Indicative Selling Price**

\$861,000 - \$890,000

**Median Unit Price**

Year ending December 2020: \$671,500

## Comparable Properties

**1/17-19 Milton St ELWOOD 3184 (VG)**

**Agent Comments**

3   -   -

**Price:** \$925,000

**Method:** Sale

**Date:** 02/05/2020

**Property Type:** Strata Flat - Single OYO Flat



**1/9 Bluff Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$873,000

**Method:** Private Sale

**Date:** 06/03/2020

**Property Type:** Apartment



**3/13 Bluff Av ELWOOD 3184 (REI)**

**Agent Comments**

2   1   -

**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 26/02/2020

**Property Type:** Apartment