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

4/30 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	consumer.vic.go	v.au/underquoting		
Range between	\$520,000	&	\$572,000		
Median sale pr	ice*	-			
Median price		Property Type		Suburb	Elwood
Period - From		to	Source		

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.

Ado	dress of comparable property	Price	Date of sale
1	3/11 Selwyn Av ELWOOD 3184	\$556,000	14/04/2023
2	6/45a Ormond Esp ELWOOD 3184	\$547,500	27/05/2023
3	5/4 Avoca Av ELWOOD 3184	\$542,500	27/07/2023

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:

28/08/2023 11:24

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$520,000 - \$572,000 No median price available

Comparable Properties



3/11 Selwyn Av ELWOOD 3184 (REI/VG)

6/45a Ormond Esp ELWOOD 3184 (REI)

1

Price: \$556,000 Method: Private Sale

Date: 14/04/2023 Property Type: Apartment -

Agent Comments

Agent Comments



Price: \$547,500 Method: Auction Sale Date: 27/05/2023 Property Type: Apartment

Len 1



5/4 Avoca Av ELWOOD 3184 (REI)



\$542,500

Agent Comments

Price: \$542,500 Method: Private Sale Date: 27/07/2023 Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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