## 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

4/93 Mitford Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$429,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23/23-27 Docker St ELWOOD 3184	\$440,000	09/11/2019
2	11/24a Tennyson St ELWOOD 3184	\$435,000	13/02/2020
3	8/55 Foam St ELWOOD 3184	\$410,000	06/03/2020

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:

18/03/2020 16:18









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$390,000 - \$429,000 **Median Unit Price** December quarter 2019: \$680,000

# **Comparable Properties**



23/23-27 Docker St ELWOOD 3184 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 09/11/2019 Property Type: Apartment



11/24a Tennyson St ELWOOD 3184 (REI)

Agent Comments

Agent Comments





Price: \$435,000 Method: Sold Before Auction Date: 13/02/2020 Property Type: Apartment

8/55 Foam St ELWOOD 3184 (REI) **1** 1

Agent Comments



Price: \$410.000 Method: Sold Before Auction Date: 06/03/2020 Rooms: 2 Property Type: Apartment

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.