

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 consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$429,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2019

to 31/12/2019

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	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:

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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)

Agent Comments



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



11/24a Tennyson St ELWOOD 3184 (REI)

Agent Comments



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



8/55 Foam St ELWOOD 3184 (REI)

Agent Comments



Price: \$410,000
Method: Sold Before Auction
Date: 06/03/2020
Rooms: 2
Property Type: Apartment