## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/12 Daley Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale pı	rice							
Median price	\$690,750	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2023	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2/10 Spray St ELWOOD 3184	\$650,000	14/09/2024
2	2/19 Tiuna Gr ELWOOD 3184	\$695,000	02/09/2024
3	1/17 Tiuna Gr ELWOOD 3184	\$676,000	08/07/2024

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:

17/09/2024 11:39









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2024: \$690,750

# **Comparable Properties**



2/10 Spray St ELWOOD 3184 (REI)



Price: \$650,000 Method: Auction Sale Date: 14/09/2024 Property Type: Apartment Agent Comments

Agent Comments



2/19 Tiuna Gr ELWOOD 3184 (REI)



Price: \$695,000 Method: Sold Before Au

Method: Sold Before Auction Date: 02/09/2024 Property Type: Apartment

1/17 Tiuna Gr ELWOOD 3184 (REI/VG)



Agent Comments

Price: \$676,000 Method: Private Sale Date: 08/07/2024 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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