

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

2/10 Spray Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$625,000 & \$675,000

Median sale price

Median price \$690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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	2/35 Byron St ELWOOD 3184	\$660,000	11/07/2024
2	10/10 Vautier St ELWOOD 3184	\$670,000	15/04/2024
3	6/26 Beach Av ELWOOD 3184	\$670,000	04/04/2024

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:

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2 1 1

Rooms: 4
Property Type: Flat
Land Size: 486.663 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
Year ending June 2024: \$690,750

Comparable Properties



2/35 Byron St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$660,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment



10/10 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment



6/26 Beach Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$670,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment
Land Size: 880 sqm approx

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