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 4/18 Scott Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$365,000									
Median sale price										
Median price	\$680,000	Property Type Unit				Suburb	Elwood			
Period - From	01/04/2023	to	31/03/2024	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	3/4 Poets Gr ELWOOD 3184	\$357,500	19/03/2024
2	10/53a Tennyson St ELWOOD 3184	\$346,000	08/03/2024
3	1/55 Foam St ELWOOD 3184	\$345,000	06/03/2024

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:

16/04/2024 16:31







Rooms: 1 Property Type: Studio Apartment Agent Comments Indicative Selling Price \$365,000 Median Unit Price Year ending March 2024: \$680,000

Comparable Properties



3/4 Poets Gr ELWOOD 3184 (REI)

10/53a Tennyson St ELWOOD 3184 (REI)



Price: \$357,500 Method: Private Sale Date: 19/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$346,000 Method: Sold Before Auction Date: 08/03/2024 Property Type: Apartment

1

1/55 Foam St ELWOOD 3184 (REI)



Agent Comments



Price: \$345,000 Method: Private Sale Date: 06/03/2024 Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.