

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

3/4 John Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2020

to

31/12/2020

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	7/94 Tennyson St ELWOOD 3184	\$820,000	18/12/2020
2	21/5 Dickens St ELWOOD 3184	\$781,100	15/12/2020
3	2/44 Shelley St ELWOOD 3184	\$775,000	06/02/2021

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:

08/02/2021 13:51



3
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$750,000

Median Unit Price
 Year ending December 2020: \$671,500

Comparable Properties



7/94 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3
 1
 1

Price: \$820,000
Method: Expression of Interest
Date: 18/12/2020
Property Type: Apartment



21/5 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2
 2
 2

Price: \$781,100
Method: Private Sale
Date: 15/12/2020
Property Type: Apartment



2/44 Shelley St ELWOOD 3184 (REI)

Agent Comments

2
 1
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Price: \$775,000
Method: Auction Sale
Date: 06/02/2021
Property Type: Apartment