

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

3/8 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between \$450,000

&

\$485,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2020

to

30/06/2020

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	5/13 Beach Av ELWOOD 3184	\$490,000	25/07/2020
2	7/18 Spray St ELWOOD 3184	\$485,000	21/07/2020
3	9/91 Ormond Rd ELWOOD 3184	\$470,000	07/04/2020

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:

28/07/2020 12:58



 1  1  1

Property Type: Apartment
Land Size: 50 approx sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$485,000
Median Unit Price
June quarter 2020: \$630,000

Comparable Properties



5/13 Beach Av ELWOOD 3184 (REI)

Agent Comments

 1  1  -

Price: \$490,000
Method: Private Sale
Date: 25/07/2020
Property Type: Apartment



7/18 Spray St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$485,000
Method: Private Sale
Date: 21/07/2020
Property Type: Apartment



9/91 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$470,000
Method: Private Sale
Date: 07/04/2020
Rooms: 2
Property Type: Apartment
Land Size: 823 sqm approx