

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 6/18-20 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 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	9/18 Spray St ELWOOD 3184	\$450,000	25/03/2024
2	6/485 St Kilda St ELWOOD 3184	\$445,000	22/03/2024
3	1/37 Foam St ELWOOD 3184	\$440,000	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: 14/08/2024 11:22

Indicative Selling Price

\$425,000

Median Unit Price

June quarter 2024: \$700,000



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Property Type: Apartment

Agent Comments

Comparable Properties



9/18 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment



6/485 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 22/03/2024

Property Type: Unit



1/37 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 06/03/2024

Property Type: Unit