## 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

3/9 Poets Grove, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$620,000	&	\$660,000					
Median sale pri	ce*			_				
Median price		Property Type	S	Suburb	Elwood			
Period - From		to	Source					

#### 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	1/19a Dickens St ELWOOD 3184	\$650,000	22/05/2025
2	2/46 Foam St ELWOOD 3184	\$615,000	12/05/2025
3	2/33 Byron St ELWOOD 3184	\$630,000	02/05/2025

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:

27/05/2025 10:54

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







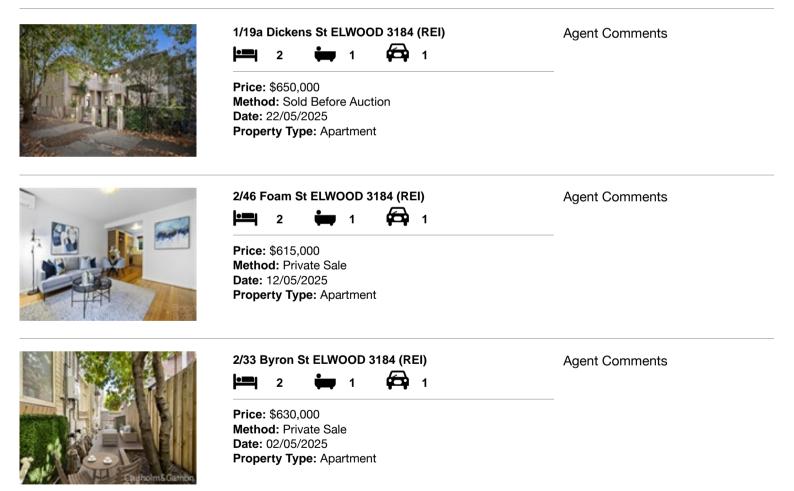


**Property Type:** Apartment Agent Comments

Oren Flamm 9533 0999 0407 750 438 oflamm@flarerealestate.com.au

> Indicative Selling Price \$620,000 - \$660,000 No median price available

# **Comparable Properties**



#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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