

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

1/2 Hood Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

22/11/2022

to

21/11/2023

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	3/12 Shelley St ELWOOD 3184	\$760,000	25/10/2023
2	5/3 Byrne Av ELWOOD 3184	\$725,000	25/10/2023
3			

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:

22/11/2023 09:51



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

22/11/2022 - 21/11/2023: \$670,000

Comparable Properties



3/12 Shelley St ELWOOD 3184 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment



5/3 Byrne Av ELWOOD 3184 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment

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.