

# 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

1/8 Spray Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$575,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 27/06/2023 to 26/06/2024 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	9/38 Scott St ELWOOD 3184	\$600,000	25/05/2024
2	3/503 St Kilda St ELWOOD 3184	\$585,000	01/06/2024
3	4/27 Spray St ELWOOD 3184	\$550,000	22/03/2024

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:

27/06/2024 10:41



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$575,000

**Median Unit Price**

27/06/2023 - 26/06/2024: \$680,000

## Comparable Properties



**9/38 Scott St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** Apartment



**3/503 St Kilda St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** Unit



**4/27 Spray St ELWOOD 3184 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Apartment