

# 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

11/41-43 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 \$820,000 & \$880,000

### Median sale price

Median price \$660,750 Property Type Unit Suburb Elwood

Period - From 01/10/2022 to 30/09/2023 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	6/16 St Leonards Av ST KILDA 3182	\$820,000	10/11/2023
2	304/122 Ormond Rd ELWOOD 3184	\$875,000	09/11/2023
3	9/32 Mitford St ELWOOD 3184	\$848,000	29/05/2023

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:

20/11/2023 10:26



2   2   2

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median Unit Price**  
Year ending September 2023: \$660,750

## Comparable Properties

6/16 St Leonards Av ST KILDA 3182 (REI)

**Agent Comments**

2   2   1

**Price:** \$820,000  
**Method:**  
**Date:** 10/11/2023  
**Property Type:** Apartment



304/122 Ormond Rd ELWOOD 3184 (REI)

**Agent Comments**

2   2   2

**Price:** \$875,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2023  
**Property Type:** Apartment



9/32 Mitford St ELWOOD 3184 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$848,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372