

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

13/18 Scott Street, Elwood Vic 3184

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 21/03/2023

to 20/03/2024

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	5/38 Spray St ELWOOD 3184	\$410,000	11/01/2024
2	9/38 Spray St ELWOOD 3184	\$399,000	08/02/2024
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:

21/03/2024 11:05



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

21/03/2023 - 20/03/2024: \$680,000

Comparable Properties



5/38 Spray St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment



9/38 Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$399,000

Method: Private Sale

Date: 08/02/2024

Property Type: Unit

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.