

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 2/95 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$639,000 Property Type Unit Suburb Elwood

Period - From 01/01/2024 to 31/03/2024 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	1/6 John St ELWOOD 3184	\$860,000	23/05/2024
2	2/129 Brighton Rd ELWOOD 3184	\$800,000	04/05/2024
3	5/7 Tennyson St ELWOOD 3184	\$750,000	23/03/2024

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.~~

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

March quarter 2024: \$639,000

Comparable Properties



1/6 John St ELWOOD 3184 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 23/05/2024

Property Type: Apartment



2/129 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Apartment



5/7 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Land Size: 1045 sqm approx

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