

# 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

4/18 Scott 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)

Single price \$365,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

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	3/4 Poets Gr ELWOOD 3184	\$357,500	19/03/2024
2	10/53a Tennyson St ELWOOD 3184	\$346,000	08/03/2024
3	1/55 Foam St ELWOOD 3184	\$345,000	06/03/2024

**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:

16/04/2024 16:31



1   1   1

**Rooms:** 1  
**Property Type:** Studio Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$365,000  
**Median Unit Price**  
Year ending March 2024: \$680,000

## Comparable Properties



**3/4 Poets Gr ELWOOD 3184 (REI)**

**Agent Comments**

1   1   1

**Price:** \$357,500  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** Apartment



**10/53a Tennyson St ELWOOD 3184 (REI)**

**Agent Comments**

1   1   1

**Price:** \$346,000  
**Method:** Sold Before Auction  
**Date:** 08/03/2024  
**Property Type:** Apartment



**1/55 Foam St ELWOOD 3184 (REI)**

**Agent Comments**

1   1   -

**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** Unit