

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/52 Scott Street Elwood, 3184
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Indicative selling price

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

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$650,000	Property Type	UNIT	Suburb	ELWOOD
Period - From	01-Oct-2022	to	30-Sep-2023	Source	Corelogic

Comparable property sales

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	9/52 Scott Street, Elwood VIC 3184	\$680,000	09-Sep-2023
2	3/97 Spray Street, Elwood VIC 3184	\$650,000	16-Aug-2023
3	3/33 Byron Street, Elwood VIC 3184	\$620,000	23-Sep-2023

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