

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

6/33 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Elwood

Period - From 19/10/2022 to 18/10/2023 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	8/10 Dickens St ELWOOD 3184	\$655,000	16/09/2023
2	16/10a Mitford St ST KILDA 3182	\$635,000	04/10/2023
3	2/10 Dickens St ELWOOD 3184	\$623,000	02/09/2023

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: 19/10/2023 12:23



Property Type:

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

19/10/2022 - 18/10/2023: \$660,000

Comparable Properties



8/10 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



16/10a Mitford St ST KILDA 3182 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



2/10 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$623,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Apartment

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