Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/45 Spray Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$685,000		&		\$750,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12/28 Docker St ELWOOD 3184	\$700,000	08/12/2023
2	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024
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:

01/03/2024 14:23



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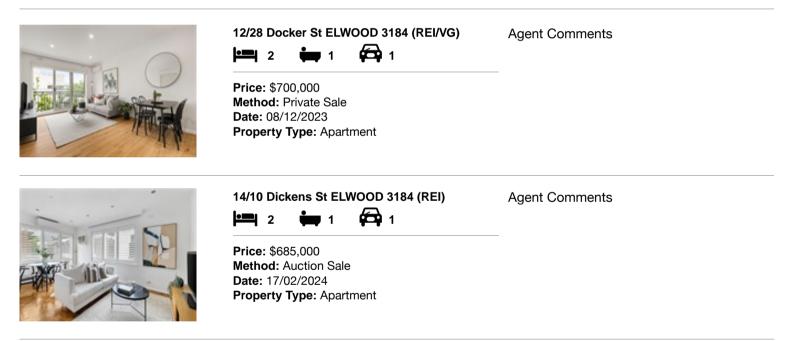


Property Type: Apartment Agent Comments

Michael Torcasio 9645 9699 0434 351 468 michael@whitefoxrealestate.com.au

> Indicative Selling Price \$685,000 - \$750,000 Median Unit Price December quarter 2023: \$715,000

Comparable Properties



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.

Account - Whitefox Real Estate | P: 96459699

property



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