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	23/23-27 DOCKER STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$439,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Elwood
Period-from	01 Jun 2022	to	31 May 2023	Source	Corelogic

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 6 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
16/23-27 DOCKER STREET ELWOOD VIC 3184	$485,000	28-Mar-23
12/15 PINE AVENUE ELWOOD VIC 3184	$410,000	12-Mar-23
6/16 MITFORD STREET ST KILDA VIC 3182	$427,500	21-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 26 June 2023

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16/23-27 DOCKER STREET ELWOOD VIC 3184

1 1 1

Sold Price **$485,000** Sold Date **28-Mar-23**

Distance **0km**



12/15 PINE AVENUE ELWOOD VIC 3184

1 1 1

Sold Price **$410,000** Sold Date **12-Mar-23**

Distance **0.12km**



6/16 MITFORD STREET ST KILDA VIC 3182

1 1 1

Sold Price **$427,500** Sold Date **21-Feb-23**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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