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	3/41 Spray Street, Elwood Vic 3184

Indicative selling price

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

Single price $675,000

Median sale price

Median price $700,000 Property Type Unit Suburb Elwood

Period - From 01/07/2019 to 30/06/2020 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	3/198a Tennyson St ELWOOD 3184	$700,000	19/05/2020
2	9/3-5 Daley St ELWOOD 3184	$695,000	10/07/2020
3	5/8 Southey St ELWOOD 3184	$694,000	20/06/2020

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: 25/08/2020 15:08

RT Edgar



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$675,000
Median Unit Price
Year ending June 2020: $700,000

Comparable Properties



3/198a Tennyson St ELWOOD 3184 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 19/05/2020
Rooms: 3
Property Type: Apartment

Agent Comments



9/3-5 Daley St ELWOOD 3184 (REI)

2 1 1

Price: $695,000
Method: Private Sale
Date: 10/07/2020
Property Type: Apartment

Agent Comments



5/8 Southey St ELWOOD 3184 (REI/VG)

2 1 1

Price: $694,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Apartment

Agent Comments

REIV

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.