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	3/16 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between $740,000 & $780,000

Median sale price

Median price $647,500 Property Type Unit Suburb Elwood

Period - From 01/07/2024 to 30/09/2024 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	2/6 Robert St ELWOOD 3184	$720,000	03/06/2024
2	7/15 Dickens St ELWOOD 3184	$775,000	12/05/2024
3	3/26 Tennyson St ELWOOD 3184	$789,000	04/05/2024

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: 04/11/2024 12:03

3/16 Spray Street, Elwood Vic 3184



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$740,000 - $780,000
Median Unit Price
September quarter 2024: $647,500

Comparable Properties



2/6 Robert St ELWOOD 3184 (VG)

3 - -

Price: $720,000
Method: Sale
Date: 03/06/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments



7/15 Dickens St ELWOOD 3184 (REI/VG)

2 1 1

Price: $775,000
Method: Sold After Auction
Date: 12/05/2024
Property Type: Apartment

Agent Comments



3/26 Tennyson St ELWOOD 3184 (REI/VG)

2 1 1

Price: $789,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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