

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

2/14 Daley Street, Elwood Vic 3184

Indicative selling price

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

Single price \$999,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2019

to 30/06/2019

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	80b Spray St ELWOOD 3184	\$1,035,000	24/08/2019
2	3/30 Brickwood St BRIGHTON 3186	\$976,500	26/08/2019
3	1/6-8 Greig Ct ELWOOD 3184	\$967,500	11/06/2019

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:

07/10/2019 17:19



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



80b Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 24/08/2019

Property Type: House



3/30 Brickwood St BRIGHTON 3186 (REI)

Agent Comments



Price: \$976,500

Method: Sold Before Auction

Date: 26/08/2019

Property Type: Unit



1/6-8 Greig Ct ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$967,500

Method: Private Sale

Date: 11/06/2019

Property Type: Townhouse (Single)