

# 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

6/8 Southey Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$675,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 26/07/2022 to 25/07/2023 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	3/45 Southey St ELWOOD 3184	\$675,000	25/03/2023
2	19/5 Dickens St ELWOOD 3184	\$670,000	19/07/2023
3	6/8 Avoca Av ELWOOD 3184	\$650,000	21/07/2023

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:

26/07/2023 10:26



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$675,000

**Median Unit Price**  
26/07/2022 - 25/07/2023: \$650,000

## Comparable Properties



**3/45 Southey St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** Apartment



**19/5 Dickens St ELWOOD 3184 (REI)**

**Agent Comments**

2   1   2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 19/07/2023  
**Property Type:** Apartment



**6/8 Avoca Av ELWOOD 3184 (REI)**

**Agent Comments**

2   1   2

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 21/07/2023  
**Property Type:** Unit

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545



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