

# 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

4/5 Beach Avenue, Elwood Vic 3184

### Indicative selling price

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

Single price \$795,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2018

to 30/09/2019

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	3/5 Goldsmith St ELWOOD 3184	\$855,000	13/04/2019
2	14/34 Mitford St ELWOOD 3184	\$830,500	25/05/2019
3	3/41 Dickens St ELWOOD 3184	\$795,000	06/07/2019

**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:

22/10/2019 10:58



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$795,000

**Median Unit Price**

Year ending September 2019: \$650,000

## Comparable Properties



**3/5 Goldsmith St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   2   -

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 4

**Property Type:** Apartment



**14/34 Mitford St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$830,500

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Apartment



**3/41 Dickens St ELWOOD 3184 (REI)**

**Agent Comments**

2   1   -

**Price:** \$795,000

**Method:** Private Sale

**Date:** 06/07/2019

**Rooms:** 3

**Property Type:** Apartment