Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/5 Beach Avenue, Elwood Vic 3184

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-----------------|-------|--------|--------|--|--|--|
| Single price | e \$795,000 | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$650,000 | Pro | operty Type Uni | t | Suburb | Elwood | | | |
| Period - From | 01/10/2018 | to | 30/09/2019 | Sourc | e 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.

| Add | dress 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







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)

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



Price: \$855,000 Method: Auction Sale Date: 13/04/2019 Rooms: 4 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$830,500 Method: Auction Sale Date: 25/05/2019 Property Type: Apartment

3/41 Dickens St ELWOOD 3184 (REI)



Agent Comments



Price: \$795,000 Method: Private Sale Date: 06/07/2019 Rooms: 3 Property Type: Apartment

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372



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.