## 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 3/19 Avoca Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$640,000								
Median sale price									
Median price	\$650,000	Pro	operty Type Unit	t	Suburb	Elwood			
Period - From	01/10/2018	to	30/09/2019	Sourc	ce 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	2/99 Spray St ELWOOD 3184	\$645,000	15/06/2019
2	8/54 Scott St ELWOOD 3184	\$618,000	31/03/2019
3	1/8 Docker St ELWOOD 3184	\$600,000	16/07/2019

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:

11/11/2019 09:17







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$640,000 Median Unit Price Year ending September 2019: \$650,000

# **Comparable Properties**



2/99 Spray St ELWOOD 3184 (REI/VG)



Price: \$645,000 Method: Auction Sale Date: 15/06/2019 Property Type: Apartment Agent Comments

Agent Comments



Price: \$618,000

8/54 Scott St ELWOOD 3184 (REI)

Method: Private Sale Date: 31/03/2019 Property Type: Apartment

1/8 Docker St ELWOOD 3184 (REI/VG)



Agent Comments



Price: \$600,000 Method: Private Sale Date: 16/07/2019 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.