

# 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

9/52 Scott 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 & \$690,000

### Median sale price

Median price \$659,000 Property Type Unit Suburb Elwood

Period - From 16/08/2022 to 15/08/2023 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	5/16 Avoca Av ELWOOD 3184	\$680,000	29/07/2023
2	2/25 Selwyn Av ELWOOD 3184	\$667,000	23/06/2023
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: 16/08/2023 14:48



Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

16/08/2022 - 15/08/2023: \$659,000

## Comparable Properties



5/16 Avoca Av ELWOOD 3184 (REI)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit



2/25 Selwyn Av ELWOOD 3184 (REI)

Agent Comments



Price: \$667,000

Method: Sold Before Auction

Date: 23/06/2023

Property Type: Unit



6/8 Avoca Av ELWOOD 3184 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 21/07/2023

Property Type: Unit