

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	2/4 Poets Grove, Elwood Vic 3184
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$380,000	&	\$418,000
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Median sale price

Median price	\$655,000	House		Unit	X	Suburb	Elwood
Period - From	01/04/2018	to	30/06/2018	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	3/25 Byron St ELWOOD 3184	\$422,000	21/07/2018
2	8/4 Dickens St ELWOOD 3184	\$399,950	12/07/2018
3	6/4 Dickens St ELWOOD 3184	\$395,000	16/05/2018

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.



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
June quarter 2018: \$655,000

Comparable Properties



3/25 Byron St ELWOOD 3184 (REI)

Agent Comments

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Price: \$422,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment



8/4 Dickens St ELWOOD 3184 (REI)

Agent Comments

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Price: \$399,950
Method: Private Sale
Date: 12/07/2018
Rooms: -
Property Type: Apartment



6/4 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 16/05/2018
Rooms: 2
Property Type: Apartment