

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 2/59 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Single price \$835,000

Median sale price

Median price \$640,000 House Unit X Suburb Elwood

Period - From 01/04/2019 to 30/06/2019 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	4/19-21 Ormond Esp ELWOOD 3184	\$821,000	02/04/2019
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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$835,000

Median Unit Price

June quarter 2019: \$640,000

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



4/19-21 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$821,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
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