

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

3/6-8 Cyril Street Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

5/112 Tennyson Street Elwood VIC 3184	\$585,000	21-Mar-20
8/112 Tennyson Street Elwood VIC 3184	\$570,000	30-Oct-19
3/41 Scott Street Elwood VIC 3184	\$572,000	14-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 27 April 2020



5/112 Tennyson Street Elwood VIC 3184

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date

21-Mar-20

Distance

0.18km



8/112 Tennyson Street Elwood VIC 3184

 2  1  1

Sold Price

\$570,000

Sold Date

30-Oct-19

Distance

0.18km



3/41 Scott Street Elwood VIC 3184

 2  1  1

Sold Price

\$572,000

Sold Date

14-Dec-19

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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