

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

4/22 Avoca Avenue, Elwood Vic 3184

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

to 30/09/2024

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	7/53-55 Mitford St ELWOOD 3184	\$825,000	21/10/2024
2	6/3 Avoca Av ELWOOD 3184	\$550,000	09/11/2024
3	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024

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:

11/11/2024 13:33



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$625,000

Median Unit Price
September quarter 2024: \$647,500

Comparable Properties



7/53-55 Mitford St ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$825,000
Method:
Date: 21/10/2024
Property Type: Apartment



6/3 Avoca Av ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Apartment



5/48 Spray St ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$604,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

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.