Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/25 Selwyn Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000 & \$700,000	Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$733,000	Pro	perty Type U	nit]	Suburb	Elwood
Period - From	01/07/2021	to	30/09/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/11 Tiuna Gr ELWOOD 3184	\$691,800	16/10/2021
2	1/199 Ormond Rd ELWOOD 3184	\$685,000	03/11/2021
3	5/42 Scott St ELWOOD 3184	\$685,000	04/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/01/2022 10:07







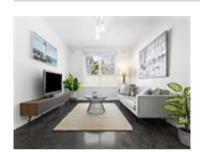


Rooms: 4

Property Type: Flat Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** September quarter 2021: \$733,000

Comparable Properties



1/11 Tiuna Gr ELWOOD 3184 (REI)





Price: \$691,800 Method: Auction Sale Date: 16/10/2021

Property Type: Apartment

Agent Comments



1/199 Ormond Rd ELWOOD 3184 (REI)

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Price: \$685,000

Method: Sold Before Auction

Date: 03/11/2021 Property Type: Unit Agent Comments



5/42 Scott St ELWOOD 3184 (REI)

-2





Price: \$685,000 Method: Auction Sale Date: 04/12/2021 Property Type: Unit

Agent Comments

Account - Cayzer | P: 03 9646 0812



