

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

3/106 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$694,500

Property Type Unit

Suburb Elwood

Period - From 01/10/2019

to 30/09/2020

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	4/106 Addison St ELWOOD 3184	\$845,000	06/05/2020
2	5/95 Addison St ELWOOD 3184	\$843,000	01/06/2020
3	4/38 Ormond Rd ELWOOD 3184	\$830,000	28/08/2020

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:

09/10/2020 20:21



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending September 2020: \$694,500

Comparable Properties



4/106 Addison St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 06/05/2020

Property Type: Apartment



5/95 Addison St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$843,000

Method: Private Sale

Date: 01/06/2020

Property Type: Apartment



4/38 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 28/08/2020

Property Type: Apartment