

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 \$515,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2024

to 31/12/2024

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

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:

23/01/2025 10:07



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$515,000

Median Unit Price

December quarter 2024: \$670,000

Comparable Properties



6/3 Avoca Av ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$550,000

Method:

Date: 09/11/2024

Property Type: Apartment



5/48 Spray St ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$604,000

Method:

Date: 23/10/2024

Property Type: Apartment



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

[Agent Comments](#)

2 1 1

Price: \$825,000

Method:

Date: 21/10/2024

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



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