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Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$365,000

Median Unit Price

March quarter 2017: \$545,000

Comparable Properties



8/91 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 -

Price: \$370,000
Method: Private Sale
Date: 09/03/2017
Rooms: 2
Property Type: Apartment



9/2 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$369,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 2
Property Type: Apartment



7/282 Barkly St ELWOOD 3184 (REI)

Agent Comments

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Price: \$360,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: Apartment

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

10/4 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$545,000

Unit X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
8/91 Ormond Rd ELWOOD 3184	\$370,000	09/03/2017
9/2 Alfriston St ELWOOD 3184	\$369,000	18/03/2017
7/282 Barkly St ELWOOD 3184	\$360,000	13/05/2017