

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

36 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,842,500

Property Type House

Suburb Elwood

Period - From 20/11/2018

to

19/11/2019

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	50 Byron St ELWOOD 3184	\$1,605,000	14/10/2019
2	30 Kingsley St ELWOOD 3184	\$1,555,000	05/10/2019
3	184 Tennyson St ELWOOD 3184	\$1,530,500	27/10/2019

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:

20/11/2019 16:04



3 1 2

Property Type: House (Res)

Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

20/11/2018 - 19/11/2019: \$1,842,500

Comparable Properties



50 Byron St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,605,000

Method: Sold Before Auction

Date: 14/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 267 sqm approx



30 Kingsley St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,555,000

Method: Private Sale

Date: 05/10/2019

Rooms: 4

Property Type: House

Land Size: 345 sqm approx



184 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$1,530,500

Method: Auction Sale

Date: 27/10/2019

Rooms: 3

Property Type: House (Res)

Land Size: 288 sqm approx