

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: 8/14 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price: \$715,000
Property Type: Unit
Suburb: Elwood
Period - From: 01/10/2023 to 31/12/2023
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	1/7 Addison St ELWOOD 3184	\$825,000	11/11/2023
2	4/42 Glen Huntly Rd ELWOOD 3184	\$795,000	07/02/2024
3			

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: 20/02/2024 13:45

8/14 Broadway, Elwood Vic 3184

WHITEFOX

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2 1 1

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
December quarter 2023: \$715,000

Comparable Properties



1/7 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



4/42 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$795,000
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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