

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

1/102 BROADWAY ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

3/25 SELWYN AVENUE ELWOOD VIC 3184	\$710,000	11-Nov-23
12/28 DOCKER STREET ELWOOD VIC 3184	\$700,000	08-Dec-23
5/7 TENNYSON STREET ELWOOD VIC 3184	\$750,000	25-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 23 April 2024

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**3/25 SELWYN AVENUE ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$710,000** Sold Date **11-Nov-23**

Distance **0.46km**



**12/28 DOCKER STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price ^{RS} **\$700,000** Sold Date **08-Dec-23**

Distance **0.7km**



**5/7 TENNYSON STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price ^{RS} **\$750,000**^{UN} Sold Date **25-Mar-24**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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