

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 5/11 Broadway Elwood 3182

Indicative selling price

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

Single price \$ or range between \$850,000 & \$925,000

Median sale price

Median price \$733,000 Property type Apartment Suburb Elwood

Period - From 01/06/2021 to 30/09/2021 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1/44 Southey Street Elwood 3184	\$940,000	23/10/2021
1/26 Melby Avenue St Kilda East 3183	\$1,001,000	10/10/2021

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: 07/12/2021