

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

4/88 ADDISON STREET 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2023

to

31 Jul 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

2/43 MILTON STREET ELWOOD VIC 3184	\$675,000	20-Apr-24
8/16 AVOCA AVENUE ELWOOD VIC 3184	\$680,000	15-Jun-24
9/15 MILTON STREET ELWOOD VIC 3184	\$680,000	15-Jun-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: 26 August 2024

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**2/43 MILTON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price **\$675,000** Sold Date **20-Apr-24**

Distance **0.63km**

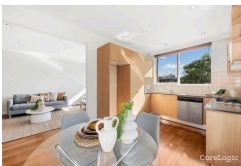


**8/16 AVOCA AVENUE ELWOOD
VIC 3184**

2 1 1

Sold Price **\$680,000** Sold Date **15-Jun-24**

Distance **0.82km**



**9/15 MILTON STREET ELWOOD VIC
3184**

2 1 1

Sold Price ^{RS} **\$680,000** Sold Date **15-Jun-24**

Distance **0.89km**

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

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