

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

3/8 JOHN 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

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2022

to

30 Nov 2023

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

7/125 TENNYSON STREET ELWOOD VIC 3184	\$313,500	30-Jun-23
210/122-126 ORMOND ROAD ELWOOD VIC 3184	\$310,000	19-Aug-23
9/9 ROBERT STREET ELWOOD VIC 3184	\$321,000	10-Oct-23

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: 05 December 2023



**7/125 TENNYSON STREET
ELWOOD VIC 3184**

1 1 1

Sold Price **\$313,500** Sold Date **30-Jun-23**

Distance **0.56km**



**210/122-126 ORMOND ROAD
ELWOOD VIC 3184**

1 1 1

Sold Price **\$310,000** Sold Date **19-Aug-23**

Distance **0.86km**



**9/9 ROBERT STREET ELWOOD VIC
3184**

1 1 1

Sold Price ^{RS} **\$321,000** ^{UN} Sold Date **10-Oct-23**

Distance **0.24km**

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

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