

# 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 12/26-28 Broadway, Elwood

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$599,000 or range between \$ & \$

## Median sale price

Median price \$640,000 \*House ☐ \*Unit ☒ Suburb Elwood  
Period - From 01/04/2019 to 30/06/2019 Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/1 Greig Court, Elwood VIC 3184	\$618,000	08/06/2019
204D/8 Blanche Street, St Kilda VIC 3182	\$607,500	11/05/2019
4/92 Mitford Street, Elwood VIC 3184	\$588,000	14/08/2019

This Statement of Information was prepared on: 07/10/19