

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

7/44 Wave Street, Elwood Vic 3184

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

to 31/03/2024

Source REIV

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 six 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
1	3/16 Avoca Av ELWOOD 3184	\$685,000	20/04/2024
2	5/142 Brighton Rd RIPPONLEA 3185	\$676,000	06/04/2024
3	2/43 Milton St ELWOOD 3184	\$675,000	20/04/2024

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 six months.~~

This Statement of Information was prepared on:

22/05/2024 14:42



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000

Median Unit Price

Year ending March 2024: \$680,000

Comparable Properties

3/16 Avoca Av ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Apartment



5/142 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

 2  1  1

Price: \$676,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Apartment



2/43 Milton St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$675,000

Method: Private Sale

Date: 20/04/2024

Property Type: Apartment