

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

5/9 JOYCE 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2022

to

31 Oct 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

5/8 SPRAY STREET ELWOOD VIC 3184	\$546,000	07-Oct-23
15/131 BRIGHTON ROAD ELWOOD VIC 3184	\$520,000	21-Oct-23
5/11 HARTPURY AVENUE ELWOOD VIC 3184	\$540,000	21-Jul-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.~~

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Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



5/8 SPRAY STREET ELWOOD VIC 3184

Sold Price

^{RS} **\$546,000** ^{UN}

Sold Date **07-Oct-23**

2 1 1

Distance **0.4km**



15/131 BRIGHTON ROAD ELWOOD VIC 3184

Sold Price

^{RS} **\$520,000**

Sold Date **21-Oct-23**

2 1 1

Distance **1.54km**



5/11 HARTPURY AVENUE ELWOOD VIC 3184

Sold Price

^{RS} **\$540,000**

Sold Date **21-Jul-23**

2 1 1

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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