

# 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 G06/60-62 Broadway, Elwood Vic 3184

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$725,000

or range between N/A

&

N/A

## Median sale price

(\*Delete house or unit as applicable)

Median price \$665,000

\*House

\*Unit

x

Suburb Elwood

Period - From 01/07/2017

to 30/09/2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9/30-32 Broadway ELWOOD 3182	\$820,000	13/11/2017
26/23 Mitford St ST KILDA 3182	\$720,000	05/03/2018
G01/29-31 Ormond Rd ELWOOD 3184	\$775,000	23/10/2017