

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

7/68 GOLDSMITH 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/45 SPRAY STREET ELWOOD VIC 3184	\$691,500	15-Jun-24
4/173 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$703,000	13-May-24
4/60 DICKENS STREET ELWOOD VIC 3184	\$750,000	23-Mar-24

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: 29 July 2024

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2/45 SPRAY STREET ELWOOD VIC 3184

Sold Price

\$691,500

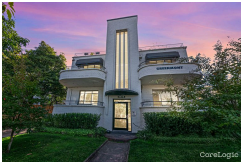
Sold Date

15-Jun-24

1 1 1

Distance

0.58km



4/173 GLEN HUNTLY ROAD ELWOOD VIC 3184

Sold Price

\$703,000

Sold Date

13-May-24

2 1 1

Distance

1.05km



4/60 DICKENS STREET ELWOOD VIC 3184

Sold Price

\$750,000

Sold Date

23-Mar-24

2 1 1

Distance

0.91km

RS = Recent sale UN = Undisclosed Sale

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