

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

1/5 ADDISON 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/17 DICKENS STREET ELWOOD VIC 3184	\$420,000	06-Oct-22
4/11 BLUFF AVENUE ELWOOD VIC 3184	\$417,000	22-Jun-22
5/18-20 SELWYN AVENUE ELWOOD VIC 3184	\$455,000	07-Jun-22

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 November 2022

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**4/17 DICKENS STREET ELWOOD
VIC 3184**

Sold Price **\$420,000** Sold Date **06-Oct-22**

1 1 1

Distance **0.54km**



**4/11 BLUFF AVENUE ELWOOD VIC
3184**

Sold Price **\$417,000** Sold Date **22-Jun-22**

1 1 1

Distance **0.96km**



**5/18-20 SELWYN AVENUE
ELWOOD VIC 3184**

Sold Price **\$455,000** Sold Date **07-Jun-22**

1 1 1

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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