

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

3/2 Pozieres Avenue 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

26/185 Barkly Street St Kilda VIC 3182	\$560,000	19-Apr-21
1/12 Vale Street St Kilda VIC 3182	\$555,000	17-Jul-21
3/11 Selwyn Avenue Elwood VIC 3184	\$550,000	22-Jul-21

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: 15 October 2021



26/185 Barkly Street St Kilda VIC 3182

Sold Price

\$560,000

Sold Date

19-Apr-21

1

1

1

Distance

0.78km



1/12 Vale Street St Kilda VIC 3182

Sold Price

\$555,000

Sold Date

17-Jul-21

1

1

1

Distance

1.1km



3/11 Selwyn Avenue Elwood VIC 3184

Sold Price

\$550,000

Sold Date

22-Jul-21

1

1

1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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