

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

1/44 Wave Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$720,000

Median sale price

Median price \$707,500

Property Type Unit

Suburb Elwood

Period - From 31/10/2021

to

30/10/2022

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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/31 Dickens St ELWOOD 3184	\$779,000	23/09/2022
2	2/195 Brighton Rd ELWOOD 3184	\$755,000	05/09/2022
3	11/26-28 Broadway ELWOOD 3184	\$740,000	20/09/2022

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 six months.~~

This Statement of Information was prepared on:

31/10/2022 15:48



 2  1  2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

31/10/2021 - 30/10/2022: \$707,500

Comparable Properties



12/31 Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$779,000

Method: Sold Before Auction

Date: 23/09/2022

Property Type: Apartment



2/195 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$755,000

Method: Sold Before Auction

Date: 05/09/2022

Property Type: Unit



11/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

 2  2  1

Price: \$740,000

Method: Private Sale

Date: 20/09/2022

Property Type: Apartment