

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

11/3-5 COLERIDGE 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2021

to

30 Sep 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

2/3-5 COLERIDGE STREET ELWOOD VIC 3184	\$540,000	05-May-22
7/1 COLERIDGE STREET ELWOOD VIC 3184	\$563,500	08-Sep-22
1/199 HOTHAM STREET RIPPONLEA VIC 3185	\$560,000	26-May-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: 15 October 2022

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**2/3-5 COLERIDGE STREET
ELWOOD VIC 3184**

2 1 1

Sold Price **\$540,000** Sold Date **05-May-22**

Distance **0km**



**7/1 COLERIDGE STREET ELWOOD
VIC 3184**

2 1 1

Sold Price ^{RS} **\$563,500** Sold Date **08-Sep-22**

Distance **0.03km**



**1/199 HOTHAM STREET
RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$560,000** Sold Date **26-May-22**

Distance **0.45km**

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

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