

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

4/41 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$642,000

House

Unit

X

Suburb

Elwood

Period - From 01/01/2018

to

31/12/2018

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	3/2 Southey St ELWOOD 3184	\$720,000	20/10/2018
2	3/41 Broadway ELWOOD 3184	\$775,000	23/02/2019
3	5/24 Tennyson St ELWOOD 3184	\$690,000	02/03/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

Year ending December 2018: \$642,000

Comparable Properties



3/2 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$720,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 3

Property Type: Apartment



3/41 Broadway ELWOOD (REI)

Agent Comments

2 1 -

Price: \$775,000

Method: Auction Sale **Date:**
23/02/2019

Rooms: 2

Property Type: Apartment

Courtyard + New Renovation



5/24 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Sold Before Auction

Date: 02/03/2019

Rooms: 4

Property Type: Apartment