

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

10/3 Wimbledon Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Elwood

Period - From 01/10/2022 to 31/12/2022 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	3/5 Joyce St ELWOOD 3184	\$480,000	19/12/2022
2	6/12 Charlotte Pl ST KILDA 3182	\$470,000	10/01/2023
3	47/352 Canterbury Rd ST KILDA 3182	\$460,000	21/01/2023

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:

28/02/2023 12:49



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

December quarter 2022: \$640,000

Comparable Properties



3/5 Joyce St ELWOOD 3184 (REI)

Agent Comments

2 bed 1 bath 1 car

Price: \$480,000

Method: Private Sale

Date: 19/12/2022

Property Type: Apartment



6/12 Charlotte Pl ST KILDA 3182 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$470,000

Method: Private Sale

Date: 10/01/2023

Property Type: Apartment



47/352 Canterbury Rd ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$460,000

Method: Private Sale

Date: 21/01/2023

Property Type: Apartment