

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

2/68 Goldsmith 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

or range
between

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2020

to

28 Feb 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

1/93 Glen Huntly Road Elwood VIC 3184	\$625,000	08-Dec-20
2/13 Glen Huntly Road Elwood VIC 3184	\$763,500	31-Oct-20
5/71 Ormond Road Elwood VIC 3184	\$730,000	28-Nov-20

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.~~

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1/93 Glen Huntly Road Elwood VIC 3184

Sold Price

\$625,000

Sold Date **08-Dec-20**

 2  1  1

Distance **0.05km**



2/13 Glen Huntly Road Elwood VIC 3184

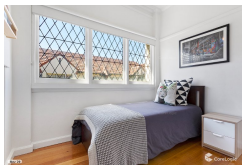
Sold Price

^{RS} **\$763,500**

Sold Date **31-Oct-20**

 2  1  1

Distance **0.34km**



5/71 Ormond Road Elwood VIC 3184

Sold Price

^{RS} **\$730,000**

Sold Date **28-Nov-20**

 2  1  1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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