

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 5/13 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$690,750

Property Type Unit

Suburb Elwood

Period - From 01/07/2023

to 30/06/2024

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	2/39 Marine Pde ST KILDA 3182	\$625,000	17/08/2024
2	3/16 Mitford St ST KILDA 3182	\$625,000	19/07/2024
3	5/11 Tiuna Gr ELWOOD 3184	\$625,000	06/04/2024

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:

18/09/2024 08:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

Year ending June 2024: \$690,750

Comparable Properties



2/39 Marine Pde ST KILDA 3182 (REI)

Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 17/08/2024

Property Type: Apartment



3/16 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 19/07/2024

Property Type: Unit



5/11 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$625,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Unit