

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

5/43 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$880,000

&

\$920,000

Median sale price

Median price \$738,000

Property Type Unit

Suburb Elwood

Period - From 24/02/2021

to

23/02/2022

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	5/16-20 Milton St ELWOOD 3184	\$925,000	11/12/2021
2	18/9-11 Milton St ELWOOD 3184	\$920,000	15/02/2022
3	19a/45a Ormond Esp ELWOOD 3184	\$880,000	19/02/2022

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:

24/02/2022 14:26



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$880,000 - \$920,000

Median Unit Price

24/02/2021 - 23/02/2022: \$738,000

Comparable Properties



5/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$925,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Townhouse (Res)



18/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$920,000

Method: Private Sale

Date: 15/02/2022

Property Type: Apartment



19a/45a Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$880,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment