

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

2/31 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$642,800

Property Type Unit

Suburb Elwood

Period - From 15/10/2018

to

14/10/2019

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	2/35 Robe St ST KILDA 3182	\$882,500	21/09/2019
2	4/31 Broadway ELWOOD 3184	\$870,500	31/08/2019
3	3/41 Dickens St ELWOOD 3184	\$795,000	06/07/2019

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.~~

This Statement of Information was prepared on:

15/10/2019 15:06

2/31 Broadway, Elwood Vic 3184



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
15/10/2018 - 14/10/2019: \$642,800

Comparable Properties



2/35 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$882,500
Method: Auction Sale
Date: 21/09/2019
Rooms: 3
Property Type: Apartment



4/31 Broadway ELWOOD 3184 (REI)

Agent Comments



Price: \$870,500
Method: Auction Sale
Date: 31/08/2019
Property Type: Apartment



3/41 Dickens St ELWOOD 3184 (REI)

Agent Comments



No parking

Price: \$795,000
Method: Private Sale
Date: 06/07/2019
Rooms: 3
Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.