

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

30 Bendigo Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$3,000,000

&

\$3,200,000

Median sale price

Median price \$2,182,500

Property Type House

Suburb Elwood

Period - From 01/11/2020

to 31/10/2021

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	9 Vautier St ELWOOD 3184	\$3,200,000	15/07/2021
2	40 Kingsley St ELWOOD 3184	\$3,100,000	06/09/2021
3	7 Joyce St ELWOOD 3184	\$3,100,000	28/09/2021

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:

01/11/2021 12:18



3 3.5 2

Rooms: 5

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

01/11/2020 - 31/10/2021: \$2,182,500

Comparable Properties



9 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

4 3 2

Price: \$3,200,000

Method: Private Sale

Date: 15/07/2021

Property Type: House (Res)

Land Size: 218 sqm approx



40 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$3,100,000

Method: Private Sale

Date: 06/09/2021

Property Type: House

Land Size: 300 sqm approx



7 Joyce St ELWOOD 3184 (REI)

Agent Comments

4 3 2

Price: \$3,100,000

Method: Private Sale

Date: 28/09/2021

Property Type: House