

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

3/9 Joyce Street, Elwood Vic 3184

Indicative selling price

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

Single price \$569,000

Median sale price

Median price \$682,500

Property Type Unit

Suburb Elwood

Period - From 18/03/2023

to 17/03/2024

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	3/4 Hartpury Av ELWOOD 3184	\$573,500	14/12/2023
2	13/38 Brighton Rd BALACLAVA 3183	\$560,000	28/11/2023
3	5/133 Brighton Rd ELWOOD 3184	\$560,000	27/10/2023

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:

18/03/2024 12:08



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$569,000

Median Unit Price

18/03/2023 - 17/03/2024: \$682,500

Comparable Properties



3/4 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$573,500

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



13/38 Brighton Rd BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment



5/133 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: Apartment