

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

14/30 SHELLEY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/3 AUSTIN AVENUE ELWOOD VIC 3184	\$711,000	23-Apr-24
3/5 HERBERT STREET ST KILDA VIC 3182	\$720,000	06-Jan-24
3/13-15 SPENSER STREET ST KILDA VIC 3182	\$710,000	20-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 28 May 2024

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2/3 AUSTIN AVENUE ELWOOD VIC 3184 Sold Price ^{RS} **\$711,000** ^{UN} Sold Date **23-Apr-24**

2 1 1

Distance **0.83km**



3/5 HERBERT STREET ST KILDA VIC 3182 Sold Price **\$720,000** Sold Date **06-Jan-24**

2 1 1

Distance **1.05km**



3/13-15 SPENSER STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$710,000** Sold Date **20-Mar-24**

2 1 1

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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