

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

9/26-28 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2020

to 30/09/2020

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	203/115 Tennyson St ELWOOD 3184	\$770,000	18/08/2020
2	2/13 Glen Huntly Rd ELWOOD 3184	\$763,500	31/10/2020
3	3/24 Acland St ST KILDA 3182	\$757,000	17/07/2020
4	5/71 Ormond Rd ELWOOD 3184	\$730,000	28/11/2020

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:

14/01/2021 21:43



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
September quarter 2020: \$630,000

Comparable Properties



203/115 Tennyson St ELWOOD 3184 (REI/VG) **Agent Comments**



Price: \$770,000
Method: Private Sale
Date: 18/08/2020
Property Type: Apartment



2/13 Glen Huntly Rd ELWOOD 3184 (REI) **Agent Comments**



Price: \$763,500
Method: Auction Sale
Date: 31/10/2020
Property Type: Apartment



3/24 Acland St ST KILDA 3182 (REI/VG) **Agent Comments**



Price: \$757,000
Method: Sold Before Auction
Date: 17/07/2020
Property Type: Apartment



5/71 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$730,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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.