

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10/13 Beach Avenue, 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 \$329,500

Median sale price

Median price \$690,750 Property type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales

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. 37/3 Herbert St ST KILDA 3182	\$327,000	22,08/2024
2. 8/9 Southey St ELWOOD 3184	\$340,000	02/08/2024
3. 11/10 Mitford St ST KILDA 3182	\$325,000	03/07/2024

This Statement of Information was prepared on: 19/09/2024