

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

2/11 Broadway 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

\$825,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2020

to

31 Aug 2021

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

5/9 Tiuna Grove Elwood VIC 3184	\$831,000	26-Jun-21
2/15 Herbert Street St Kilda VIC 3182	\$828,000	05-Jul-21
3/57 Ormond Esplanade Elwood VIC 3184	\$850,000	28-May-21

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: 17 September 2021



5/9 Tiuna Grove Elwood VIC 3184

Sold Price

\$831,000

Sold Date

26-Jun-21

 2

 1

 1

Distance

0.66km



2/15 Herbert Street St Kilda VIC 3182

Sold Price

\$828,000

Sold Date

05-Jul-21

 2

 1

 1

Distance

0.77km



3/57 Ormond Esplanade Elwood VIC 3184

Sold Price

\$850,000

Sold Date

28-May-21

 2

 1

 1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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