

## 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

2/3 ALFRISTON STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/24 KENDALL STREET ELWOOD VIC 3184	\$585,000	09-Aug-22
9/15 FOAM STREET ELWOOD VIC 3184	\$580,000	31-May-22
8/59 ORMOND ROAD ELWOOD VIC 3184	\$615,000	15-Sep-22

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: 04 October 2022



**2/24 KENDALL STREET ELWOOD  
VIC 3184**

 2  1  1

Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **09-Aug-22**

Distance **0.58km**



**9/15 FOAM STREET ELWOOD VIC  
3184**

 2  1  1

Sold Price **\$580,000** Sold Date **31-May-22**

Distance **1.02km**



**8/59 ORMOND ROAD ELWOOD  
VIC 3184**

 2  1  1

Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **15-Sep-22**

Distance **1.01km**

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

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