

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

5/16 Daley 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2020

to

31 Jan 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

5/7A Coleridge Street Elwood VIC 3184	\$600,000	17-Dec-20
2/22 Scott Street Elwood VIC 3184	\$610,000	24-Dec-20
5/59 Ormond Road Elwood VIC 3184	\$616,000	21-Jan-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.~~

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Amy Norbury
 M 0437727017
 E amynorbury@mcgrath.com.au



5/7A Coleridge Street Elwood VIC 3184

Sold Price

\$600,000

Sold Date

17-Dec-20

2

1

1

Distance

0.28km



2/22 Scott Street Elwood VIC 3184

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date

24-Dec-20

2

1

1

Distance

0.32km



5/59 Ormond Road Elwood VIC 3184

Sold Price

^{RS} **\$616,000** ^{UN}

Sold Date

21-Jan-21

2

1

1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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