

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

36 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$2,150,000 & \$2,365,000

Median sale price

Median price \$1,450,000 Property Type Townhouse Suburb Elwood

Period - From 22/10/2023 to 21/10/2024 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	190 Tennyson St ELWOOD 3184	\$2,220,000	26/08/2024
2	5a Glen Eira Rd RIPPONLEA 3185	\$2,350,000	20/08/2024
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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: 22/10/2024 12:58



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Rooms: 6
Property Type: Townhouse (Res)
Land Size: 145 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,365,000
Median Townhouse Price
22/10/2023 - 21/10/2024: \$1,450,000

Comparable Properties



190 Tennyson St ELWOOD 3184 (REI)

Agent Comments

4 3 1

Price: \$2,220,000
Method: Sold Before Auction
Date: 26/08/2024
Property Type: House



5a Glen Eira Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$2,350,000
Method: Private Sale
Date: 20/08/2024
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

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.

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