

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 2/7 Addison Street, Elwood 3184 VIC

Indicative selling price

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

Single price \$650,000 or range between \$ & \$

Median sale price

Median price \$733,000 Property type Apartment/Unit Suburb Elwood
Period - From 01/07/2021 to 30/08/2021 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. 8/5 Addison Street, Elwood 3184 VIC	\$650,000	06/09/2021
2. 8/4 Ruskin Street, Elwood 3184 VIC	\$650,000	06/09/2021
3. 6/56 Tennyson Street, Elwood 3184 VIC	\$615,000	30/10/2021

This Statement of Information was prepared on: 24/11/2021