

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 13a/3 Wimbledon Avenue, Elwood 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 \$800,000 & \$880,000

Median sale price

Median price \$715,000 Property type Apartment Suburb Elwood

Period - From 01/07/2019 to 30/09/2020 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
2/6a Southey St Elwood 3184	\$1,050,000	30/11/2019
4/215 Orrong Rd St Kilda East 3183	\$1,029,000	31/10/2019
5/299 Orrong Rd St Kilda East 3183	\$945,000	06/10/2019

This Statement of Information was prepared on: 20/01/2020