

# 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

11 Wave 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)

Range between

\$2,400,000

&

\$2,500,000

### Median sale price

Median price

\$2,490,000

Property Type

House

Suburb

Elwood

Period - From

01/01/2022

to

31/03/2022

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	47 Ormond Rd ELWOOD 3184	\$2,445,000	07/04/2022
2	4 Irymple Av ST KILDA 3182	\$2,400,000	23/04/2022
3			

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:

07/06/2022 11:50



3 2 2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 470 sqm approx  
**Agent Comments**

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**Indicative Selling Price**  
\$2,400,000 - \$2,500,000  
**Median House Price**  
March quarter 2022: \$2,490,000

## Comparable Properties



**47 Ormond Rd ELWOOD 3184 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,445,000  
**Method:** Auction Sale  
**Date:** 07/04/2022  
**Property Type:** House (Res)  
**Land Size:** 457 sqm approx



**4 Irymple Av ST KILDA 3182 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,400,000  
**Method:** Auction Sale  
**Date:** 23/04/2022  
**Property Type:** House (Res)  
**Land Size:** 485 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.

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336