

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

8/10 Austin Avenue, Elwood, VIC 3184

Indicative selling price

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

Single price

or range between

\$525,000

&

\$575,000

Median sale price

Median price

\$ 660,000

Property type

Unit

Suburb

ELWOOD

Period - From

10/06/2021

to

07/12/2021

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	6/15 Mitchell Street St Kilda Vic 3182	\$557,000	2021-11-15
2	5/45 Spray Street Elwood Vic 3184	\$570,000	2021-10-05
3	3/13 Cardigan Street St Kilda East Vic 3183	\$532,000	2021-11-20

This Statement of Information was prepared on:

07/12/2021