

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 3/15 Wimbledon Avenue Elwood 3184

Indicative selling price

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

range between \$1,150,000 & \$1,225,000

Median sale price

Median price \$733,000 Property type Apartment Suburb Elwood

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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 |
|-----------------------------------|-------------|--------------|
| 4/1 Ruskin Street Elwood 3184 | \$1,119,000 | 04/10/2021 |
| 2/11 Dickens Street Elwood 3184 | \$1,200,000 | 21/11/2021 |
| 4/50 Fitzroy Street St Kilda 3182 | \$1,280,000 | 31/10/2021 |

This Statement of Information was prepared on: 08/01/2021