

## 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

1/16 JOYCE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

5/35 PINE AVENUE ELWOOD VIC 3184	\$650,000	13-Dec-23
1/97 SPRAY STREET ELWOOD VIC 3184	\$685,000	28-Dec-23
5/23 TREVELYAN STREET ELSTERNWICK VIC 3185	\$730,000	28-Mar-24

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 6 months.~~

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**5/35 PINE AVENUE ELWOOD VIC 3184**

Sold Price **\$650,000** Sold Date **13-Dec-23**

3 1 1

Distance **0.31km**



**1/97 SPRAY STREET ELWOOD VIC 3184**

Sold Price **\$685,000** Sold Date **28-Dec-23**

3 1 1

Distance **0.85km**



**5/23 TREVELYAN STREET ELSTERNWICK VIC 3185**

Sold Price <sup>RS</sup> **\$730,000** Sold Date **28-Mar-24**

3 1 1

Distance **1.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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