

# 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

11/14 Broadway, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$699,000

### Median sale price

Median price \$715,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2023

to 31/12/2023

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	6/33 Pine Av ELWOOD 3184	\$700,000	18/11/2023
2	12/28 Docker St ELWOOD 3184	\$700,000	08/12/2023
3	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024

**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:

25/03/2024 10:32

11/14 Broadway, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$699,000

**Median Unit Price**

December quarter 2023: \$715,000

## Comparable Properties



**6/33 Pine Av ELWOOD 3184 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Apartment



**12/28 Docker St ELWOOD 3184 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** Apartment



**14/10 Dickens St ELWOOD 3184 (REI)**

Agent Comments

 2  1  1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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