

## 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

7/1 COLERIDGE 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

\$555,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,750

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2021

to

31 Jul 2022

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

7/27 MOORE STREET ELWOOD VIC 3184	\$555,000	23-Mar-22
10/3 ALEXANDRA AVENUE ELSTERNWICK VIC 3185	\$560,000	26-Jul-22
2/24 KENDALL STREET ELWOOD VIC 3184	\$585,000	09-Aug-22

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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**7/27 MOORE STREET ELWOOD VIC 3184** Sold Price **\$555,000** Sold Date **23-Mar-22**

2 1 1

Distance **0.43km**



**10/3 ALEXANDRA AVENUE ELSTERNWICK VIC 3185** Sold Price <sup>RS</sup> **\$560,000** <sup>UN</sup> Sold Date **26-Jul-22**

2 1 1

Distance **1.06km**



**2/24 KENDALL STREET ELWOOD VIC 3184** Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **09-Aug-22**

2 1 1

Distance **0.2km**

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

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