

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

5/26 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 05/10/2019 to 04/10/2020 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	1/123 Tennyson St ELWOOD 3184	\$720,000	07/08/2020
2	1/435 St Kilda St ELWOOD 3184	\$720,000	06/08/2020
3	3/13 Glen Huntly Rd ELWOOD 3184	\$700,000	06/06/2020

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:

05/10/2020 12:19



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Rooms: 3

Property Type: Apartment

Land Size: 88 sqm approx

Agent Comments

Claudio Perruzza

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

05/10/2019 - 04/10/2020: \$680,000

Comparable Properties



1/123 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$720,000

Method: Sold Before Auction

Date: 07/08/2020

Property Type: Apartment



1/435 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$720,000

Method: Private Sale

Date: 06/08/2020

Property Type: Unit



3/13 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$700,000

Method: Auction Sale

Date: 06/06/2020

Property Type: Apartment