

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

301/26 Broadway Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$659,000 Property Type Unit Suburb Elwood

Period - From 15/08/2022 to 14/08/2023 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	303/63 Acland St ST KILDA 3182	\$707,500	01/04/2023
2	205/72 Acland St ST KILDA 3182	\$690,000	04/03/2023
3	114/138 Glen Eira Rd ELSTERNWICK 3185	\$648,000	11/03/2023

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:

15/08/2023 20:35



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
15/08/2022 - 14/08/2023: \$659,000

Comparable Properties



303/63 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$707,500
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit



205/72 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Apartment



114/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 11/03/2023
Property Type: Apartment