

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

G08/60-62 Broadway Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

306/26-28 Broadway Elwood VIC 3184	\$875,000	14-May-21
1/145 Glen Huntly Road Elwood VIC 3184	\$878,000	18-Aug-21
5/31 The Avenue Balaclava VIC 3183	\$910,000	26-Apr-21

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.~~

This Statement of Information was prepared on: 19 October 2021

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**306/26-28 Broadway Elwood VIC
3184**

Sold Price

\$875,000

Sold Date

14-May-21

2

2

1

Distance

0.21km

**1/145 Glen Huntly Road Elwood VIC
3184**

Sold Price

\$878,000

Sold Date

18-Aug-21

2

2

1

Distance

0.9km

**5/31 The Avenue Balaclava VIC
3183**

Sold Price

\$910,000

Sold Date

26-Apr-21

2

2

1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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