

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

4/12 AVOCA AVENUE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Flats

Suburb

Elwood

Period-from

01 Jul 2021

to

30 Jun 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

4/2 GREIG COURT ELWOOD VIC 3184	\$650,000	22-Apr-22
5/7 COLERIDGE STREET ELWOOD VIC 3184	\$660,000	22-Mar-22
5/319 INKERMAN STREET BALACLAVA VIC 3183	\$675,000	24-May-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.~~

This Statement of Information was prepared on: 26 July 2022

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4/2 GREIG COURT ELWOOD VIC 3184

Sold Price

\$650,000

Sold Date

22-Apr-22

2 1 1

Distance

0.68km



5/7 COLERIDGE STREET ELWOOD VIC 3184

Sold Price

\$660,000

Sold Date

22-Mar-22

2 1 1

Distance

1.17km



5/319 INKERMAN STREET BALACLAVA VIC 3183

Sold Price

\$675,000

Sold Date

24-May-22

2 1 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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