Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	5/1 Coleridge Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$540,000

Median sale price

Median price	\$639,000	Pro	perty Type	Unit			Suburb	Elwood
Period - From	01/01/2024	to	31/03/2024		Sou	ırce	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

Add	dress of comparable property	Price	Date of sale
1	107/2 Kingsley St ELWOOD 3184	\$560,000	16/05/2024
2	17/17a Milton St ELWOOD 3184	\$545,000	05/04/2024
3	3/378 Glen Huntly Rd ELSTERNWICK 3185	\$490,000	10/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/07/2024 10:42





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> Indicative Selling Price \$500,000 - \$540,000 Median Unit Price March quarter 2024: \$639,000





Property Type: Apartment **Land Size:** 55 sqm approx Agent Comments

Comparable Properties



107/2 Kingsley St ELWOOD 3184 (REI/VG)

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Price: \$560,000 Method: Private Sale Date: 16/05/2024

Property Type: Apartment

Agent Comments



17/17a Milton St ELWOOD 3184 (REI/VG)

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Price: \$545,000 Method: Private Sale Date: 05/04/2024

Property Type: Apartment

Agent Comments



3/378 Glen Huntly Rd ELSTERNWICK 3185

(REI/VG)



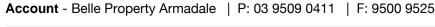




Price: \$490,000 **Method:** Private Sale **Date:** 10/05/2024

Property Type: Apartment

Agent Comments





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