# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/14 Wimbledon Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,020,000		&		\$1,050,000				
Median sale price									
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elwood	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/1 Ruskin St ELWOOD 3184	\$1,000,000	13/03/2025
2	1/6 Linton St BALACLAVA 3183	\$1,080,000	17/12/2024
3	5/24 Park St ST KILDA WEST 3182	\$1,054,000	07/12/2024

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:

21/03/2025 07:38









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,020,000 - \$1,050,000 Median Unit Price Year ending December 2024: \$670,000

# **Comparable Properties**

	6/1 Ruskin St ELWOOD 3184 (REI) 3 1 2 1 Price: \$1,000,000 Method: Private Sale Date: 13/03/2025 Property Type: Apartment	Agent Comments
	1/6 Linton St BALACLAVA 3183 (REI)   2 1   Price: \$1,080,000   Method: Private Sale   Date: 17/12/2024   Property Type: House	Agent Comments
A Professional	5/24 Park St ST KILDA WEST 3182 (REI) 2 1 2 1 1 Price: \$1,054,000 Method: Auction Sale Date: 07/12/2024 Property Type: Apartment	Agent Comments

#### Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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