

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

1/2 SELWYN 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2021

to

30 Sep 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

3/33 PINE AVENUE ELWOOD VIC 3184	\$710,000	19-Jun-22
4/12 AVOCA AVENUE ELWOOD VIC 3184	\$707,500	20-Aug-22
1/15 BEACH AVENUE ELWOOD VIC 3184	\$751,000	04-Jun-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: 10 October 2022

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3/33 PINE AVENUE ELWOOD VIC 3184

Sold Price

\$710,000

Sold Date

19-Jun-22

 2  1  1

Distance

0.5km



4/12 AVOCA AVENUE ELWOOD VIC 3184

Sold Price

^{RS} **\$707,500**

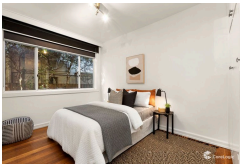
Sold Date

20-Aug-22

 2  1  1

Distance

1.21km



1/15 BEACH AVENUE ELWOOD VIC 3184

Sold Price

\$751,000

Sold Date

04-Jun-22

 2  1  1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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