

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

G02/50-52 SOUTHEY STREET 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,194,444

Property type

Other

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

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

8/12 AVOCA AVENUE ELWOOD VIC 3184	\$775,000	16-Mar-24
1/7 ADDISON STREET ELWOOD VIC 3184	\$825,000	11-Nov-23
6/41 SHELLEY STREET ELWOOD VIC 3184	\$810,000	02-Mar-24

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: 06 May 2024



**8/12 AVOCA AVENUE ELWOOD
VIC 3184**

2 1 1

Sold Price

\$775,000

Sold Date

16-Mar-24

Distance

0.41km



**1/7 ADDISON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$825,000

Sold Date

11-Nov-23

Distance

0.59km



**6/41 SHELLEY STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$810,000

Sold Date

02-Mar-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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