

## 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

1/6 BROADWAY ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

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

1/35 BYRON STREET ELWOOD VIC 3184	\$840,000	22-Mar-24
7/12 SHELLEY STREET ELWOOD VIC 3184	\$870,000	16-Dec-23
4/86 DICKENS STREET ELWOOD VIC 3184	\$840,000	14-Dec-23

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.~~

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**1/35 BYRON STREET ELWOOD VIC 3184** Sold Price **\$840,000** Sold Date **22-Mar-24**  
 Distance **0.5km**  
 3 beds 1 bathroom - car



**7/12 SHELLEY STREET ELWOOD VIC 3184** Sold Price **\$870,000** Sold Date **16-Dec-23**  
 Distance **0.58km**  
 2 beds 2 bathrooms 1 car



**4/86 DICKENS STREET ELWOOD VIC 3184** Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **14-Dec-23**  
 Distance **0.55km**  
 2 beds 1 bathroom - car

RS = Recent sale      UN = Undisclosed Sale

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