

## 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

4/2 GREIG COURT 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2023

to

30 Jun 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

9/36 BYRON STREET ELWOOD VIC 3184	\$650,000	16-Mar-24
8/43 MILTON STREET ELWOOD VIC 3184	\$720,000	27-Apr-24
7/95 ADDISON STREET ELWOOD VIC 3184	\$742,500	22-Jan-24

OR

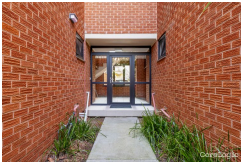
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 July 2024

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**9/36 BYRON STREET ELWOOD VIC 3184** Sold Price **\$650,000** Sold Date **16-Mar-24**  
 Distance **0.14km**  
 2 beds 1 bathroom 1 car



**8/43 MILTON STREET ELWOOD VIC 3184** Sold Price **\$720,000** Sold Date **27-Apr-24**  
 Distance **0.43km**  
 2 beds 1 bathroom 1 car



**7/95 ADDISON STREET ELWOOD VIC 3184** Sold Price **\$742,500** Sold Date **22-Jan-24**  
 Distance **0.73km**  
 2 beds 1 bathroom 1 car

RS = Recent sale      UN = Undisclosed Sale

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