

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

210/26-28 BROADWAY 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2023

to

31 Dec 2023

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 BYRON STREET ELWOOD VIC 3184	\$620,000	23-Sep-23
2/22 MITFORD STREET ST KILDA VIC 3182	\$630,000	23-Sep-23
7/11 TIUNA GROVE ELWOOD VIC 3184	\$625,000	18-Nov-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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3/33 BYRON STREET ELWOOD VIC 3184 Sold Price **\$620,000** Sold Date **23-Sep-23**

2 1 1

Distance **0.5km**



2/22 MITFORD STREET ST KILDA VIC 3182 Sold Price **\$630,000** Sold Date **23-Sep-23**

2 1 1

Distance **0.56km**



7/11 TIUNA GROVE ELWOOD VIC 3184 Sold Price **\$625,000** Sold Date **18-Nov-23**

2 1 1

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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