

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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 &

Median sale price

Median price Property type Suburb
Period - From to Source

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 six 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 4/14 Beach Avenue, Elwood	\$ 1,050,000	04/03/2023
2 2/12 Wimbledon Avenue, Elwood	\$ 1,000,000	16/05/2023
3 5/17 Byrne Avenue, Elwood	\$ 1,075,000	31/05/2023

This Statement of Information was prepared on: