

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

17 NORMANDY ROAD 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

\$2,550,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,097,500

Property type

House

Suburb

Elwood

Period-from

01 Sep 2023

to

31 Aug 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

6 KENDALL STREET ELWOOD VIC 3184	2600000	26-May-24
18 BYRON STREET ELWOOD VIC 3184	2620000	07-May-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.

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6 KENDALL STREET ELWOOD VIC 3184

Sold Price

^{RS}

2600000

Sold Date

26-May-24

4 1 -

Distance

1.1km



18 BYRON STREET ELWOOD VIC 3184

Sold Price

2620000

Sold Date

07-May-24

3 2 -

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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