## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 30a Wave Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,150,000		&		\$2,350,0	00		
Median sale price								
Median price	\$2,280,000	Pro	operty Type	Hou	ISE		Suburb	Elwood
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	89a Mitford St ELWOOD 3184	\$2,290,000	18/10/2024
2	190 Tennyson St ELWOOD 3184	\$2,220,000	26/08/2024
3	5a Glen Eira Rd RIPPONLEA 3185	\$2,350,000	20/08/2024

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 six months.

This Statement of Information was prepared on:

19/11/2024 08:25









**Property Type:** House Agent Comments

Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price Year ending September 2024: \$2,280,000

# **Comparable Properties**

89a Mitford St ELWOOD 3184 (REI/VG) 3 2 2 2 Price: \$2,290,000 Method: Sold Before Auction Date: 18/10/2024 Property Type: House (Res) Land Size: 238 sqm approx	Agent Comments
190 Tennyson St ELWOOD 3184 (REI) 4  3  7  1 Price: \$2,220,000 Method: Sold Before Auction Date: 26/08/2024 Property Type: House	Agent Comments
5a Glen Eira Rd RIPPONLEA 3185 (REI/VG)         Image: 3       Image: 2         Price: \$2,350,000         Method: Private Sale         Date: 20/08/2024         Property Type: Townhouse (Res)         Land Size: 224 sqm approx	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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