

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

30a Wave Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$2,280,000 Property Type House Suburb Elwood

Period - From 01/10/2023 to 30/09/2024 Source 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.

| | Address 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



 4
  3
  1

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)

Agent Comments

 3
  2
  2

Price: \$2,290,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: House (Res)

Land Size: 238 sqm approx



190 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 4
  3
  1

Price: \$2,220,000

Method: Sold Before Auction

Date: 26/08/2024

Property Type: House



5a Glen Eira Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$2,350,000

Method: Private Sale

Date: 20/08/2024

Property Type: Townhouse (Res)

Land Size: 224 sqm approx

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