

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

5/44 Wave Street 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/99 Spray Street Elwood VIC 3184	\$645,000	15-Jun-19
3/141 Glen Huntly Road Elwood VIC 3184	\$634,000	07-Sep-19
3/46-48 Ruskin Street Elwood VIC 3184	\$640,000	22-May-19

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.~~

This Statement of Information was prepared on: 14 October 2019



2/99 Spray Street Elwood VIC 3184 Sold Price **\$645,000** Sold Date **15-Jun-19**

 2  1  1

Distance **0.14km**



3/141 Glen Huntly Road Elwood VIC 3184 Sold Price ^{RS} **\$634,000** Sold Date **07-Sep-19**

 2  1  1

Distance **0.38km**



3/46-48 Ruskin Street Elwood VIC 3184 Sold Price **\$640,000** Sold Date **22-May-19**

 2  1  1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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