

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

40 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price \$2,795,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Elwood

Period - From 10/10/2022

to 09/10/2023

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	15 Byron St ELWOOD 3184	\$2,820,000	30/06/2023
2			
3			

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:

10/10/2023 09:53



Property Type: House (Res)

Land Size: 336 sqm approx

Agent Comments

Comparable Properties



15 Byron St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,820,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 220 sqm approx

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.