

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

19 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,617,500 Property Type House Suburb Elwood

Period - From 01/01/2022 to 31/12/2022 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	4/115 Addison St ELWOOD 3184	\$1,350,000	19/11/2022
2	5/10 Wilton Gr ELWOOD 3184	\$1,310,000	24/12/2022
3	15 Young St ST KILDA EAST 3183	\$1,292,500	25/03/2023

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:

30/03/2023 09:47



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 142 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2022: \$2,617,500

Comparable Properties



4/115 Addison St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)



5/10 Wilton Gr ELWOOD 3184 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 24/12/2022

Property Type: Townhouse (Single)



15 Young St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,292,500

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)