

# 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

82 Broadway, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,400,000

### Median sale price

Median price \$2,632,500

Property Type House

Suburb Elwood

Period - From 01/04/2022

to 31/03/2023

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	51 Shelley St ELWOOD 3184	\$2,550,000	18/03/2023
2	14 Foam St ELWOOD 3184	\$2,400,000	17/02/2023
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:

02/06/2023 10:37



3 2 2

**Property Type:** House  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000  
**Median House Price**  
Year ending March 2023: \$2,632,500

## Comparable Properties



51 Shelley St ELWOOD 3184 (REI/VG)

**Agent Comments**

4 2 1

**Price:** \$2,550,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 542 sqm approx



14 Foam St ELWOOD 3184 (REI)

**Agent Comments**

3 1 1

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 17/02/2023  
**Property Type:** House  
**Land Size:** 415 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.

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