

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

2/3 Cyril 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2018

to

31 Oct 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

13/3-5 Daley Street Elwood VIC 3184	\$853,000	16-Aug-19
6/14 Shelley Street Elwood VIC 3184	\$840,000	21-Sep-19
4/31 Broadway Elwood VIC 3184	\$870,500	31-Aug-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 November 2019

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13/3-5 Daley Street Elwood VIC 3184

2 1 1

Sold Price

\$853,000

Sold Date

16-Aug-19

Distance

0.59km



6/14 Shelley Street Elwood VIC 3184

2 2 -

Sold Price

\$840,000

Sold Date

21-Sep-19

Distance

0.68km



4/31 Broadway Elwood VIC 3184

2 1 1

Sold Price

\$870,500

Sold Date

31-Aug-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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