

# 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

9 Wave Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,550,000 Property Type House Suburb Elwood

Period - From 01/07/2022 to 30/06/2023 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	71 Milton St ELWOOD 3184	\$2,250,000	24/03/2023
2	51 Tennyson St ELWOOD 3184	\$2,200,000	25/02/2023
3	8 Foam St ELWOOD 3184	\$2,060,000	24/06/2023

**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:

03/08/2023 09:32

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 4  1  3

**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 421 sqm approx**Agent Comments**

Picture yourself strolling down leafy streets, sipping coffee in vibrant cafes, and enjoying refreshing morning walks along a picturesque canal. This enchanting Edwardian home offers so much more than just off-street parking, generous proportions, and double frontages.

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending June 2023: \$2,550,000

## Comparable Properties

**71 Milton St ELWOOD 3184 (REI/VG)****Agent Comments**

 3  2  -

**Price:** \$2,250,000**Method:** Private Sale**Date:** 24/03/2023**Property Type:** House (Res)**Land Size:** 271 sqm approx**51 Tennyson St ELWOOD 3184 (REI/VG)****Agent Comments**

 4  2  2

**Price:** \$2,200,000**Method:** Auction Sale**Date:** 25/02/2023**Property Type:** House (Res)**Land Size:** 412 sqm approx**8 Foam St ELWOOD 3184 (REI/VG)****Agent Comments**

 3  1  1

**Price:** \$2,060,000**Method:** Auction Sale**Date:** 24/06/2023**Property Type:** House (Res)**Land Size:** 410 sqm approx

Account - Whitefox Real Estate | P: 96459699



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