

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

1/100 BROADWAY 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

\$3,050,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/90 RUSKIN STREET ELWOOD VIC 3184	\$3,250,000	24-Oct-22
34 FOAM STREET ELWOOD VIC 3184	\$3,500,000	12-Oct-22

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.

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**2/90 RUSKIN STREET ELWOOD
VIC 3184**

 4  3  2

Sold Price **\$3,250,000** Sold Date **24-Oct-22**

Distance **0.29km**

**34 FOAM STREET ELWOOD VIC
3184**

 4  2  2

Sold Price **\$3,500,000** Sold Date **12-Oct-22**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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