## 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

33 Broadway Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,550,000	Pro	operty Type	rty Type House		se		Elwood
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	66 Broadway ELWOOD 3184	\$2,670,000	03/07/2023
2	25 Vautier St ELWOOD 3184	\$2,385,000	02/04/2023
3	82 Broadway ELWOOD 3184	\$2,200,000	09/08/2023

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:

22/08/2023 11:17









**Property Type:** House Land Size: 404 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending June 2023: \$2,550,000

# **Comparable Properties**



66 Broadway ELWOOD 3184 (REI)

Price: \$2,670,000 Method: Private Sale Date: 03/07/2023 Property Type: House (Res) Land Size: 511 sqm approx Agent Comments



25 Vautier St ELWOOD 3184 (VG)

🛏 2 **in** . 🛱 .

Price: \$2,385,000 Method: Sale Date: 02/04/2023 Property Type: House - Attached House N.E.C. Land Size: 408 sqm approx



82 Broadway ELWOOD 3184 (REI)

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Price: \$2,200,000 Method: Expression of Interest Date: 09/08/2023 Property Type: House Land Size: 379 sqm approx

### Account - Jellis Craig | P: 03 9864 5000



propertydata

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Agent Comments

Agent Comments