

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### 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	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



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**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)**

**Agent Comments**

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



**25 Vautier St ELWOOD 3184 (VG)**

**Agent Comments**

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**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)**

**Agent Comments**

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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**