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)

🛏 3 🗰 2 🛱 2

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments