

# 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

2/6a Southey 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

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

667,500

Property Type

Unit

Suburb

ELWOOD

Period - From

06/05/2024

to

05/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/15 Wimbledon Avenue Elwood Vic 3184	\$1,265,000	2024-08-29
2	4/1 Goldsmith Street Elwood Vic 3184	\$1,285,000	2024-08-07
3	6/31 Broadway Elwood Vic 3184	\$1,140,000	2024-07-27

This Statement of Information was prepared on:

06/11/2024