

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 2/13 Selwyn Avenue, Elwood, VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$650,000 Property type Unit Suburb ELWOOD

Period - From 16/10/2022 to 15/10/2023 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	3/35-37 John Street Elwood Vic 3184	\$1,740,000	2023-07-07
2	3/13 Selwyn Avenue Elwood Vic 3184	\$1,760,000	2023-10-07
3	4/36 Scott Street Elwood Vic 3184	\$1,605,000	2023-03-18

This Statement of Information was prepared on: 16/10/2023

