Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address ourb and oostcode	5/16 Avoca Avenue, Elwood, VIC 3184							
elling pi	rice							
g of this p	rice see con	sumer.vio	c.gov.au/u	nderquoti	ng			
gle price			or range	between	\$640,000		&	\$680,000
price								
\$660,00	00	Pro	perty type	Unit		Suburb	ELWOOD	
04/07/20)22 to	03/07/	2023	Source	core_logic	0		
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These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ad	dress of comparable property	Price	Date of sale
1	8/8 Avoca Avenue Elwood Vic 3184	\$642,000	2023-05-03
2	7/19 Tiuna Grove Elwood Vic 3184	\$650,000	2023-03-14
3	12/457 St Kilda Street Elwood Vic 3184	\$690,000	2023-02-05

This Statement of Information was prepared on: 04/07/2023

