

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

1/1 GOLDSMITH STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

2/12 WIMBLEDON AVENUE ELWOOD VIC 3184	\$1,000,000	16-May-23
3/8A DICKENS STREET ELWOOD VIC 3184	\$921,500	28-Apr-23
3/4 TENNYSON STREET ST KILDA VIC 3182	\$1,105,000	20-May-23

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 6 months.

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**2/12 WIMBLEDON AVENUE
 ELWOOD VIC 3184**

2 1 1

Sold Price **\$1,000,000** Sold Date **16-May-23**

Distance **0.52km**



**3/8A DICKENS STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price ^{RS} **\$921,500** ^{UN} Sold Date **28-Apr-23**

Distance **0.7km**



**3/4 TENNYSON STREET ST KILDA
 VIC 3182**

3 2 -

Sold Price ^{RS} **\$1,105,000** Sold Date **20-May-23**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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