

# 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

1/113 Addison 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 \$540,000 & \$580,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Elwood

Period - From 24/01/2023 to 23/01/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	3/4 Hartpury Av ELWOOD 3184	\$573,500	14/12/2023
2	16/131 Brighton Rd ELWOOD 3184	\$571,000	14/11/2023
3	5/133 Brighton Rd ELWOOD 3184	\$560,000	27/10/2023

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:

24/01/2024 15:17



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

24/01/2023 - 23/01/2024: \$685,000

## Comparable Properties



**3/4 Hartpury Av ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$573,500

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Apartment



**16/131 Brighton Rd ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$571,000

**Method:** Sold Before Auction

**Date:** 14/11/2023

**Property Type:** Apartment



**5/133 Brighton Rd ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 27/10/2023

**Property Type:** Apartment