

## 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

1/16 JOYCE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

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

5/167 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$730,000	14-Mar-24
19/5 DICKENS STREET ELWOOD VIC 3184	\$702,500	23-Apr-24
8/43 MILTON STREET ELWOOD VIC 3184	\$720,000	27-Apr-24

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.~~

This Statement of Information was prepared on: 09 May 2024

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**5/167 GLEN HUNTLY ROAD  
 ELWOOD VIC 3184**

2 1 -

Sold Price <sup>RS</sup> **\$730,000** Sold Date **14-Mar-24**

Distance **0.84km**

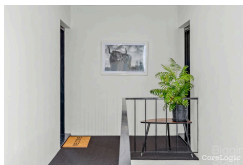


**19/5 DICKENS STREET ELWOOD  
 VIC 3184**

2 1 2

Sold Price <sup>RS</sup> **\$702,500** Sold Date **23-Apr-24**

Distance **2.08km**



**8/43 MILTON STREET ELWOOD  
 VIC 3184**

2 1 1

Sold Price <sup>RS</sup> **\$720,000** Sold Date **27-Apr-24**

Distance **1.62km**

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

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