

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

10 Heaton Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price \$2,210,000 Property Type House Suburb Elwood

Period - From 26/02/2023 to 25/02/2024 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	182 Tennyson St ELWOOD 3184	\$3,200,000	04/10/2023
2			
3			

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.

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Property Type: House

Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

26/02/2023 - 25/02/2024: \$2,210,000

Comparable Properties



182 Tennyson St ELWOOD 3184 (VG)

Agent Comments

 4  -  -

Price: \$3,200,000

Method: Sale

Date: 04/10/2023

Property Type: House (Res)

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.