

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

105/60-62 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Elwood

Period - From 01/10/2023 to 31/12/2023 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	301/26 Broadway ELWOOD 3184	\$730,000	13/10/2023
2	3/25 Selwyn Av ELWOOD 3184	\$710,000	11/11/2023
3	12/28 Docker St ELWOOD 3184	\$700,000	08/12/2023

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:

04/03/2024 16:07



Property Type:
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2023: \$715,000

Comparable Properties



301/26 Broadway ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment



3/25 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit



12/28 Docker St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845