

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

11/113 ADDISON 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2022

to

30 Sep 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

3/33 BYRON STREET ELWOOD VIC 3184	\$620,000	23-Sep-23
1/17 HERBERT STREET ST KILDA VIC 3182	\$570,000	01-Sep-23
24/197 BRIGHTON ROAD ELWOOD VIC 3184	\$610,000	03-Jun-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.~~

This Statement of Information was prepared on: 25 October 2023

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



3/33 BYRON STREET ELWOOD VIC 3184 Sold Price

^{RS} **\$620,000** Sold Date **23-Sep-23**

2 1 1

Distance **0.81km**



1/17 HERBERT STREET ST KILDA VIC 3182 Sold Price

^{RS} **\$570,000** Sold Date **01-Sep-23**

2 1 1

Distance **1.07km**



24/197 BRIGHTON ROAD ELWOOD VIC 3184 Sold Price

\$610,000 Sold Date **03-Jun-23**

2 1 1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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