

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

2/3 BROWNING 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 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

1/113 ADDISON STREET ELWOOD VIC 3184	\$610,000	22-Feb-24
2/7A COLERIDGE STREET ELWOOD VIC 3184	\$635,000	05-Dec-23
3/48 SPRAY STREET ELWOOD VIC 3184	\$625,000	29-Nov-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: 29 April 2024



**1/113 ADDISON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price **\$610,000** Sold Date **22-Feb-24**

Distance **0.96km**



**2/7A COLERIDGE STREET
ELWOOD VIC 3184**

2 1 1

Sold Price **\$635,000** Sold Date **05-Dec-23**

Distance **1.03km**



**3/48 SPRAY STREET ELWOOD VIC
3184**

2 1 1

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **29-Nov-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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