

# 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

2/7a Coleridge 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)

Range between \$575,000 & \$615,000

### Median sale price

Median price \$660,750 Property Type Unit Suburb Elwood

Period - From 01/10/2022 to 30/09/2023 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	2/10 Dickens St ELWOOD 3184	\$623,000	02/09/2023
2	6/59 Southey St ELWOOD 3184	\$612,500	26/08/2023
3	2/10 Vautier St ELWOOD 3184	\$576,000	14/09/2023

**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:

14/11/2023 11:13

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**Indicative Selling Price**

\$575,000 - \$615,000

**Median Unit Price**

Year ending September 2023: \$660,750



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



2/10 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

**Price:** \$623,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Apartment



6/59 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

**Price:** \$612,500

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Apartment



2/10 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

**Price:** \$576,000

**Method:** Expression of Interest

**Date:** 14/09/2023

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999