### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	25 Rothesay Avenue, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,950,000 & \$2,100,000	Range between	\$1,950,000	&	\$2,100,000
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#### Median sale price

Median price	\$2,330,000	Pro	perty Type	House		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	82 Broadway ELWOOD 3184	\$2,200,000	09/08/2023
2	8 Foam St ELWOOD 3184	\$2,060,000	24/06/2023
3			

#### OR

В\* 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:	02/11/2023 11:21





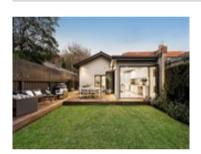




Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,950,000 - \$2,100,000 **Median House Price** Year ending September 2023: \$2,330,000

# Comparable Properties



82 Broadway ELWOOD 3184 (REI/VG)

Price: \$2,200,000

Method: Expression of Interest

Date: 09/08/2023 Property Type: House Land Size: 379 sqm approx **Agent Comments** 



8 Foam St ELWOOD 3184 (REI/VG)



Agent Comments

Price: \$2,060,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 410 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



