

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

3/1 CYRIL 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

\$500,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2023

to

29 Feb 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

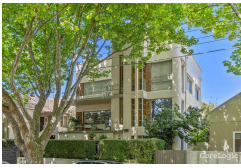
| | | |
|-------------------------------------|-----------|-----------|
| 5/3 MEREDITH STREET ELWOOD VIC 3184 | \$593,000 | 11-Nov-23 |
| 8/15 PINE AVENUE ELWOOD VIC 3184 | \$522,000 | 27-Oct-23 |
| | | |

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: 14 March 2024

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**5/3 MEREDITH STREET ELWOOD
VIC 3184**

1 1 -

Sold Price

\$593,000

Sold Date

11-Nov-23

Distance

0.75km**8/15 PINE AVENUE ELWOOD VIC
3184**

1 1 -

Sold Price

\$522,000

Sold Date

27-Oct-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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