

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

3/14 SHELLEY 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2022

to

31 Oct 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

5/5 ORMOND ESPLANADE ELWOOD VIC 3184	\$995,000	29-Oct-23
3/26 DICKENS STREET ELWOOD VIC 3184	\$960,000	16-Sep-23
8/24 TENNYSON STREET ELWOOD VIC 3184	\$965,000	05-Aug-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: 13 November 2023

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**5/5 ORMOND ESPLANADE
 ELWOOD VIC 3184**

2 1 1

Sold Price ^{RS} **\$995,000** ^{UN} Sold Date **29-Oct-23**

Distance **0.56km**



**3/26 DICKENS STREET ELWOOD
 VIC 3184**

2 1 -

Sold Price **\$960,000** Sold Date **16-Sep-23**

Distance **0.87km**



**8/24 TENNYSON STREET ELWOOD
 VIC 3184**

3 2 1

Sold Price **\$965,000** Sold Date **05-Aug-23**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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