

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/16 Avoca Avenue, Elwood VIC 3184

Indicative selling price

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

Single price - or range between \$680,000 & \$740,000

Median sale price

Median price \$715,000 Property type Unit Suburb Elwood

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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	3/200 Glen Eira Road, Elsternwick 3185	\$775,000	16/03/2024
2	8/12 Avoca Avenue, Elwood 3184	\$775,000	16/03/2024
3	5/167 Glen Huntly Road, Elwood 3184	\$730,000	14/03/2024

This Statement of Information was prepared on: 22/03/2024