## 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

4/17 Broadway Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	5/38 Kingsley St ELWOOD 3184	\$740,000	28/10/2023
2	6/2 Selwyn Av ELWOOD 3184	\$735,000	17/02/2024
3	4/29 Pine Av ELWOOD 3184	\$692,000	14/10/2023

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:

03/04/2024 17:02

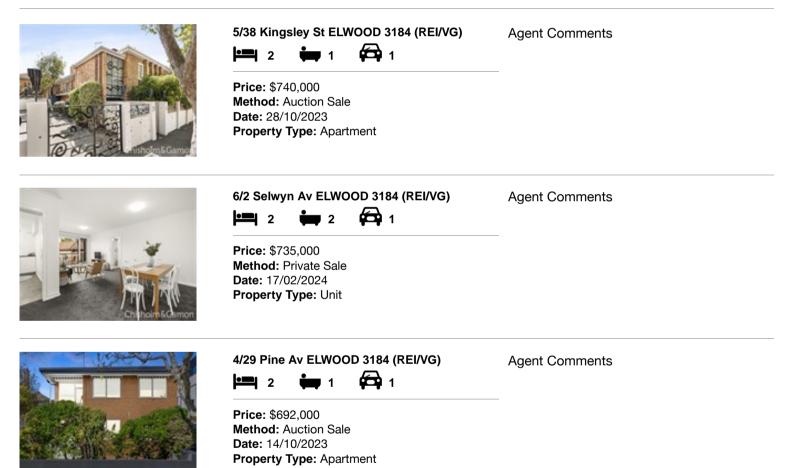






**Property Type:** Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price December quarter 2023: \$715,000

# **Comparable Properties**



#### Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



Property data

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