

# 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 8/12 Avoca Avenue, Elwood

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$625,000 & \$680,000

## Median sale price

Median price \$715,000 Property type Unit Suburb Elwood  
Period - From 31/10/2023 to 01/12/2023 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 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 9/52 Scott Street, Elwood	\$680,000	09/09/2023
2 4/29 Pine Street, Elwood	\$692,000	04/10/2023
3 12/28 Docker Street, Elwood	\$700,000	08/12/2023

**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: 12/02/2024