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<br>Including suburb and postcode | 4/14 Beach Avenue, Elwood Vic 3184 |

## Indicative selling price

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

Range between $1,000,000 & $1,050,000

## Median sale price

Median price $665,000 Property Type Unit Suburb Elwood

Period - From 01/01/2022 to 31/12/2022 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 | 8/67 Shelley St ELWOOD 3184 | $1,050,000 | 01/12/2022 |
| 2 | 8/83-89 Brighton Rd ELWOOD 3184 | $1,046,000 | 08/12/2022 |
| 3 | 5/7 Bluff Av ELWOOD 3184 | $1,025,500 | 19/11/2022 |

**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: 27/02/2023 20:15

# 4/14 Beach Avenue, Elwood Vic 3184



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,050,000
**Median Unit Price**
Year ending December 2022: $665,000

## Comparable Properties



**8/67 Shelley St ELWOOD 3184 (REI)**

2 1 1

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 01/12/2022
**Property Type:** Apartment

Agent Comments



**8/83-89 Brighton Rd ELWOOD 3184 (REI)**

2 1 1

**Price:** $1,046,000
**Method:** Private Sale
**Date:** 08/12/2022
**Property Type:** Apartment

Agent Comments



**5/7 Bluff Av ELWOOD 3184 (REI)**

2 2 1

**Price:** $1,025,500
**Method:** Private Sale
**Date:** 19/11/2022
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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