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	3/74 MARINE PARADE 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	$1,850,000	&	$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,500	Property type	Unit	Suburb	Elwood
Period-from	01 Sep 2021	to	31 Aug 2022	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
203/47 ORMOND ESPLANADE ELWOOD VIC 3184	-	-
2/79 MARINE PARADE ELWOOD VIC 3184	$1,875,000	14-Apr-22

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: 21 September 2022



203/47 ORMOND ESPLANADE ELWOOD VIC 3184

2 2 2

Sold Price - Sold Date -

Distance **1km**



2/79 MARINE PARADE ELWOOD VIC 3184

3 2 2

Sold Price **$1,875,000** Sold Date **14-Apr-22**

Distance **0.05km**

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

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