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	5/73 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	$635,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,000	Property type	Unit	Suburb	Elwood
Period-from	01 Mar 2022	to	28 Feb 2023	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
4/12 SELWYN AVENUE ELWOOD VIC 3184	$694,000	25-Oct-22
1/33 BYRON STREET ELWOOD VIC 3184	$675,000	30-Nov-22
6/22 SHELLEY STREET ELWOOD VIC 3184	$645,000	24-Aug-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 March 2023

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4/12 SELWYN AVENUE ELWOOD VIC 3184

2 1 1

Sold Price **$694,000** Sold Date **25-Oct-22**

Distance **0.97km**



1/33 BYRON STREET ELWOOD VIC 3184

2 1 1

Sold Price **$675,000** Sold Date **30-Nov-22**

Distance **0.97km**



6/22 SHELLEY STREET ELWOOD VIC 3184

2 1 1

Sold Price **$645,000** Sold Date **24-Aug-22**

Distance **0.62km**



7/47 MITFORD STREET ELWOOD VIC 3184

2 1 1

Sold Price **$640,000** Sold Date **05-Aug-22**

Distance **0.61km**

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

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