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	5/3a Wimbledon Avenue, Elwood Vic 3184

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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	G03/34 Byron St ELWOOD 3184	$1,225,000	12/09/2024
2	6/47 Ormond Esp ELWOOD 3184	$1,151,000	07/09/2024
3	1/3 Milton St ELWOOD 3184	$1,110,000	04/04/2024

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: 03/10/2024 16:28

5/3a Wimbledon Avenue, Elwood Vic 3184



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median Unit Price
Year ending June 2024: $690,750

Comparable Properties

G03/34 Byron St ELWOOD 3184 (REI)

2 2 1

Price: $1,225,000
Method:
Date: 12/09/2024
Property Type: Apartment

Agent Comments



6/47 Ormond Esp ELWOOD 3184 (REI)

2 2 2

Price: $1,151,000
Method: Private Sale
Date: 07/09/2024
Property Type: Apartment

Agent Comments



1/3 Milton St ELWOOD 3184 (REI/VG)

3 1 2

Price: $1,110,000
Method: Sold Before Auction
Date: 04/04/2024
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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