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	1/44 Wave Street, Elwood, VIC 3184

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price 670,500 Property Type Unit Suburb ELWOOD

Period - From 11/05/2024 to 10/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	G01/356 Carlisle Street, Balaclava Vic 3183	$660,000	2024-11-08
2	7/68 Goldsmith Street, Elwood Vic 3184	$685,000	2024-08-16
3	2/19 Tiuna Grove, Elwood Vic 3184	$695,000	2024-09-02

This Statement of Information was prepared on: 11/11/2024