

## 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

206/50-52 SOUTHEY STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/2 GREIG COURT ELWOOD VIC 3184	\$670,000	24-Oct-24
1/7 ROBERT STREET ELWOOD VIC 3184	\$670,000	29-Oct-24
3/1 TENNYSON STREET ELWOOD VIC 3184	\$660,000	20-Nov-24

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: 26 December 2024

Kristy Trisca

M 0432601725

E kristy.trisca@obrienrealestate.com.au

**4/2 GREIG COURT ELWOOD VIC  
3184**

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Sold Price

**\$670,000**Sold Date **24-Oct-24**Distance **0.28km****1/7 ROBERT STREET ELWOOD VIC  
3184**

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Sold Price

Sold Date **29-Oct-24**Distance **0.39km****3/1 TENNYSON STREET ELWOOD  
VIC 3184**

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Sold Price

**<sup>RS</sup>\$660,000<sup>UN</sup>**Sold Date **20-Nov-24**Distance **0.45km****RS** = Recent sale**UN** = Undisclosed Sale

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