

## 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,250

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2023

to

31 Jul 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

2 KINGSLEY STREET ELWOOD VIC 3184	\$800,000	10-Jun-24
50-52 SOUTHEY STREET ELWOOD VIC 3184	\$828,000	01-Jun-24
3/163 HOTHAM STREET BALACLAVA VIC 3183	\$819,000	04-Jul-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: 06 August 2024

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**2 KINGSLEY STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**10-Jun-24**

 2  2  1

Distance

**1.26km**



**50-52 SOUTHEY STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$828,000**

Sold Date

**01-Jun-24**

 2  2  1

Distance

**0km**



**3/163 HOTHAM STREET BALACLAVA VIC 3183**

Sold Price

<sup>RS</sup> **\$819,000** <sup>UN</sup>

Sold Date

**04-Jul-24**

 2  2  1

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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