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		S Joyce Street, Elwood Vic 3184						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$3,6	00,000	&	\$3,900,0	\$3,900,000				
Median sale price								
Median price \$2,310),000 F	Property Type	House	Sul	ourb Elw	ood		
Period - From 01/10/	/2024 to	30/09/2025	So	urceRE	V			
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								
2								
3								
OR								
		s representative n two kilometres						
	This State	ement of Inform	ation was prep	ared on:		20/10/00	NOE 14:00	



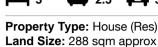
FREDMAN

Joel Fredman 0413 487 837

Indicative Selling Price \$3,600,000 - \$3,900,000 **Median House Price** Year ending September 2025: \$2,310,000

joel@fredman.com.au





Agent Comments

Comparable Properties

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.

Account - Fredman



