

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

64 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,975,000 & \$2,150,000

Median sale price

Median price \$2,280,000 Property Type House Suburb Elwood

Period - From 01/10/2023 to 30/09/2024 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	38 Milton St ELWOOD 3184	\$2,180,000	24/06/2024
2	62 Tennyson St ELWOOD 3184	\$1,930,000	11/05/2024
3	18 Docker St ELWOOD 3184	\$2,020,000	12/10/2024

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:

01/11/2024 16:38



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  1

Rooms: 4
Property Type: House (Res)
Land Size: 323 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,975,000 - \$2,150,000
Median House Price
 Year ending September 2024: \$2,280,000

Comparable Properties

38 Milton St ELWOOD 3184 (REI)

Agent Comments

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Price: \$2,180,000
Method:
Date: 24/06/2024
Property Type: House

62 Tennyson St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,930,000
Method:
Date: 11/05/2024
Property Type: House



18 Docker St ELWOOD 3184 (REI)

Agent Comments

 3
  2
  2

Price: \$2,020,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 306 sqm approx

Account - Marshall White | P: 03 9822 9999



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