

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

2 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Elwood

Period - From 01/04/2023 to 31/03/2024 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	40 Rosamond St BALACLAVA 3183	\$1,838,000	17/05/2024
2	1/185 Orrong Rd ST KILDA EAST 3183	\$1,825,000	05/05/2024
3	11 Neptune St ST KILDA 3182	\$1,810,500	10/02/2024

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:

02/07/2024 12:01



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending March 2024: \$2,262,500

Comparable Properties



40 Rosamond St BALACLAVA 3183 (REI)

Agent Comments

3 2 -

Price: \$1,838,000

Method: Private Sale

Date: 17/05/2024

Property Type: House (Res)



1/185 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 3 2

Price: \$1,825,000

Method: Auction Sale

Date: 05/05/2024

Property Type: Townhouse (Res)



11 Neptune St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,810,500

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 152.43 sqm approx

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