## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 John Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale pr	rice							
Median price	\$2,262,500	Pro	operty Type	Hou	ISE		Suburb	Elwood
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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







**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)



Price: \$1,838,000 Method: Private Sale Date: 17/05/2024 Property Type: House (Res)

Agent Comments

Agent Comments



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



Price: \$1,825,000 Method: Auction Sale Date: 05/05/2024 Property Type: Townhouse (Res)

11 Neptune St ST KILDA 3182 (REI)



Agent Comments

Price: \$1,810,500 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 152.43 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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