

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 30 Goldsmith Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,250,000 & \$2,400,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Elwood

Period - From 07/08/2022 to 06/08/2023 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 | 51 Shelley St ELWOOD 3184 | \$2,550,000 | 18/03/2023 |
| 2 | 25 Vautier St ELWOOD 3184 | \$2,385,000 | 02/04/2023 |
| 3 | 71 Milton St ELWOOD 3184 | \$2,250,000 | 24/03/2023 |

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: 07/08/2023 15:12



 3  2  1

Property Type: House
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,400,000

Median House Price

07/08/2022 - 06/08/2023: \$2,350,000

Comparable Properties



51 Shelley St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$2,550,000
Method: Sold Before Auction
Date: 18/03/2023
Property Type: House (Res)
Land Size: 542 sqm approx



25 Vautier St ELWOOD 3184 (VG)

[Agent Comments](#)

 2  -  -

Price: \$2,385,000
Method: Sale
Date: 02/04/2023
Property Type: House - Attached House N.E.C.
Land Size: 408 sqm approx



71 Milton St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 3  2  -

Price: \$2,250,000
Method: Private Sale
Date: 24/03/2023
Property Type: House (Res)
Land Size: 271 sqm approx