

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

Single price \$2,225,000

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	18 Docker St ELWOOD 3184	\$2,020,000	12/10/2024
2	38 Milton St ELWOOD 3184	\$2,180,000	24/06/2024
3			

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:

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Property Type: House
Land Size: 321 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,225,000
Median House Price
 Year ending September 2024: \$2,280,000

Comparable Properties



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



38 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$2,180,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment
Land Size: 358 sqm approx

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 - Marshall White | P: 03 9822 9999



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