### 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 288 Barkly Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.	au/underquot	ting					
Single price	e \$1,649,000									
Median sale price										
Median price	\$2,300,000	Pro	Property Type House			Suburb	Elwood			
Period - From	27/10/2023	to	26/10/2024	So	ource	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	26 Elizabeth St ELSTERNWICK 3185	\$1,660,000	13/10/2024
2	10 Mason Av ELWOOD 3184	\$1,688,000	14/09/2024
3	19 Hartpury Av ELWOOD 3184	\$1,685,000	17/08/2024

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:

27/10/2024 17:07



# buxto





Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,649,000 **Median House Price** 27/10/2023 - 26/10/2024: \$2,300,000

## **Comparable Properties**



26 Elizabeth St ELSTERNWICK 3185 (REI)



Price: \$1,660,000 Method: Auction Sale Date: 13/10/2024 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$1,688,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 269 sqm approx

**1** 3

10 Mason Av ELWOOD 3184 (REI)

19 Hartpury Av ELWOOD 3184 (REI/VG)



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Agent Comments

Price: \$1,685,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 316 sqm approx

#### Account - Buxton | P: 03 9563 9933

propertydata



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