

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

288 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,649,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Elwood

Period - From 27/10/2023

to 26/10/2024

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	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



3 2 2

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)

Agent Comments

3 1 1

Price: \$1,660,000

Method: Auction Sale

Date: 13/10/2024

Property Type: House (Res)



10 Mason Av ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,688,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 269 sqm approx



19 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 -

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