

# 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

27 Austin Avenue, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,749,000

### Median sale price

Median price \$1,850,000

Property Type House

Suburb Elwood

Period - From 01/04/2023

to 30/06/2023

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	160 Ormond Rd ELWOOD 3184	\$1,850,000	15/04/2023
2	1/35-37 John St ELWOOD 3184	\$1,766,000	19/06/2023
3	109 Mitford St ELWOOD 3184	\$1,750,000	29/03/2023

**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:

24/07/2023 13:49



 3  
  2  
  1

**Property Type:** House (Res)

**Land Size:** 251 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,749,000

**Median House Price**

June quarter 2023: \$1,850,000

## Comparable Properties



**160 Ormond Rd ELWOOD 3184 (REI/VG)**

Agent Comments

 3  
  1  
  1

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Land Size:** 272 sqm approx



**1/35-37 John St ELWOOD 3184 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,766,000

**Method:** Sold Before Auction

**Date:** 19/06/2023

**Property Type:** House (Res)



**109 Mitford St ELWOOD 3184 (VG)**

Agent Comments

 3  
  -  
  -

**Price:** \$1,750,000

**Method:** Sale

**Date:** 29/03/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 348 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372