

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

34 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Elwood

Period - From 01/07/2022 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	22 Brunning St BALACLAVA 3183	\$1,447,000	06/05/2023
2	25 Duke St ST KILDA 3182	\$1,412,000	11/05/2023
3	22 Byron St ELWOOD 3184	\$1,400,000	21/05/2023

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:

25/09/2023 11:57



Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2023: \$2,550,000

Comparable Properties



22 Brunning St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,447,000

Method: Sold Before Auction

Date: 06/05/2023

Property Type: House (Res)

Land Size: 199 sqm approx



25 Duke St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,412,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

Land Size: 203 sqm approx



22 Byron St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 21/05/2023

Property Type: House

Land Size: 280 sqm approx

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