

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

38 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,325,000

&

\$1,425,000

Median sale price

Median price \$2,625,000

Property Type House

Suburb Elwood

Period - From 23/05/2022

to

22/05/2023

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	205 Brighton Rd ELWOOD 3184	\$1,390,000	20/04/2023
2	19 Mason Av ELWOOD 3184	\$1,345,000	03/12/2022
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:

23/05/2023 10:04



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,325,000 - \$1,425,000

Median House Price

23/05/2022 - 22/05/2023: \$2,625,000

Comparable Properties



205 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

3 1 -

Price: \$1,390,000

Method: Private Sale

Date: 20/04/2023

Property Type: House



19 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$1,345,000

Method: Expression of Interest

Date: 03/12/2022

Property Type: House

Land Size: 186 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.