

# 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 Addison Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

### Median sale price

Median price \$2,262,500 Property Type House Suburb Elwood

Period - From 01/01/2023 to 31/12/2023 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	32 Byrne Av ELWOOD 3184	\$3,255,000	03/11/2023
2			
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: 12/03/2024 10:49



**Rooms:** 4  
**Property Type:** Flat  
**Land Size:** 420 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,400,000  
**Median House Price**  
Year ending December 2023: \$2,262,500

## Comparable Properties

32 Byrne Av ELWOOD 3184 (REI)

**Agent Comments**



**Price:** \$3,255,000  
**Method:**  
**Date:** 03/11/2023  
**Property Type:** House

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.