

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

63 Marine Parade, Elwood Vic 3184

Indicative selling price

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

Single price

\$3,300,000

Median sale price

Median price

\$2,110,000

Property Type

House

Suburb

Elwood

Period - From

01/10/2023

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	13 Foam St ELWOOD 3184	\$3,300,000	28/10/2023
2	32 Byrne Av ELWOOD 3184	\$3,255,000	03/11/2023
3	182 Tennyson St ELWOOD 3184	\$3,200,000	04/10/2023

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:

19/02/2024 11:45



5 3 2

Property Type: House
Land Size: 305 sqm approx
Agent Comments

Indicative Selling Price

\$3,300,000

Median House Price

December quarter 2023: \$2,110,000

Comparable Properties



13 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 3

Price: \$3,300,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 519 sqm approx

32 Byrne Av ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$3,255,000
Method: Private Sale
Date: 03/11/2023
Property Type: House (Res)
Land Size: 589 sqm approx



182 Tennyson St ELWOOD 3184 (VG)

Agent Comments

4 - -

Price: \$3,200,000
Method: Sale
Date: 04/10/2023
Property Type: House (Res)