

## 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

50 JOHN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

44 JOHN STREET ELWOOD VIC 3184	\$1,630,000	17-Aug-24
8 MOORE STREET ELWOOD VIC 3184	\$1,510,000	29-Oct-24

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 6 months.

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**44 JOHN STREET ELWOOD VIC 3184**

Sold Price **\$1,630,000** Sold Date **17-Aug-24**

2 1 2

Distance **0.13km**



**8 MOORE STREET ELWOOD VIC 3184**

Sold Price **\$1,510,000** Sold Date **29-Oct-24**

2 1 -

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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