## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/1 Bronte Lane, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,525,000									
Median sale price										
Median price	\$692,500	Pro	operty Type	Unit	:		Suburb	Elwood		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/11 Mitchell St ST KILDA 3182	\$1,550,000	06/02/2024
2	3/120 Mitford St ELWOOD 3184	\$1,550,000	28/10/2023
3	33 Hawsleigh Av BALACLAVA 3183	\$1,500,000	19/11/2023

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 14:57



### NICK JOHNSTONE our personal agent

Nick Johnstone 03 9553 8300 0414 276 871 nick@nickjohnstone.com.au





**Property Type:** Agent Comments

**Indicative Selling Price** \$1,525,000 **Median Unit Price** Year ending December 2023: \$692,500

# **Comparable Properties**



3/11 Mitchell St ST KILDA 3182 (REI)



Price: \$1,550,000 Method: Private Sale Date: 06/02/2024 Property Type: House

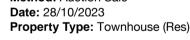
3

Agent Comments



Price: \$1,550,000 Method: Auction Sale

3/120 Mitford St ELWOOD 3184 (REI/VG)





33 Hawsleigh Av BALACLAVA 3183 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,500,000 Method: Private Sale Date: 19/11/2023 Property Type: House Land Size: 284 sqm approx

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



propertydata

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