

# 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

2/1 Bronte Lane, Elwood Vic 3184

### Indicative selling price

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

Single price \$1,525,000

### Median sale price

Median price \$692,500

Property Type Unit

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	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

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**Indicative Selling Price**

\$1,525,000

**Median Unit Price**

Year ending December 2023: \$692,500



**Property Type:**

Agent Comments

## Comparable Properties



**3/11 Mitchell St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** House



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

Agent Comments



**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)



**33 Hawsleigh Av BALACLAVA 3183 (REI/VG)**

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