

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

1/87 Marine Parade, Elwood Vic 3184

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$2,617,500

Property Type House

Suburb Elwood

Period - From 01/01/2022

to 31/12/2022

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	2 Hennessy Av ELWOOD 3184	\$3,200,000	10/12/2022
2	99 Mitford St ELWOOD 3184	\$2,725,000	22/12/2022
3	21 Scott St ELWOOD 3184	\$2,625,000	30/08/2022

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:

25/02/2023 11:42



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,850,000

Median House Price

Year ending December 2022: \$2,617,500

Comparable Properties



2 Hennessy Av ELWOOD 3184 (REI)

Agent Comments

4 3 1

Price: \$3,200,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House



99 Mitford St ELWOOD 3184 (REI)

Agent Comments

4 2 2

Price: \$2,725,000

Method: Private Sale

Date: 22/12/2022

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



21 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$2,625,000

Method: Private Sale

Date: 30/08/2022

Property Type: House

Land Size: 248 sqm approx

Account - Whiting & Co Professionals St Kilda | P: 03 95348014