

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

12 Dryden Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,833,000

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	58 Goldsmith St ELWOOD 3184	\$1,900,000	28/10/2023
2	7 Mason Av ELWOOD 3184	\$1,844,000	31/10/2023
3	4 Phyllis St ELWOOD 3184	\$1,800,000	04/12/2023

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:

12/02/2024 10:09



3 2 0

Property Type: House

Land Size: 278 sqm approx

Agent Comments

Comparable Properties



58 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

3 2 -

Price: \$1,900,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 383 sqm approx



7 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,844,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 225 sqm approx



4 Phyllis St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 256 sqm approx